

PROPOSED TWO-FAMILY DWELLING
285.5 THIRD STREET
JERSEY CITY, HUDSON COUNTY, NJ

Weckenmann
Architecture, LLC

PO BOX 1024
Maplewood, NJ 07040
(t) 973.220.7575
(e) Will@WeckArch.com
(w) www.WeckArch.com

© WECKENMANN ARCHITECTURE, LLC. ALL RIGHTS RESERVED. THIS DRAWING OR DOCUMENT AND INFORMATION SET FORTH HEREIN ARE THE PROPERTY OF WECKENMANN ARCHITECTURE, LLC AND SHALL NOT BE USED OR DISCLOSED EXCEPT IN ACCORDANCE WITH WRITTEN PERMISSION.

William J Weckenmann, RA

William J Weckenmann

NJ LIC.: 21AIO2029300
NY LIC.: 038403

PROJECT NO.: 18025

PROPOSED TWO-FAMILY
DWELLING

285.5 3RD STREET
JERSEY CITY, HUDSON
COUNTY, NJ
BLOCK: 11108 | LOT: 6

ISSUE::

No.: DATE: NOTES:
01 4.11.19 HPO REVIEW
02 3.1.20 HPC SET

REVISION:

No.: DATE: NOTES:

CONSULTANTS:

SHEET TITLE:

COVER SHEET,
PROJECT INFO,
ZONE MAP, SITE
PLAN

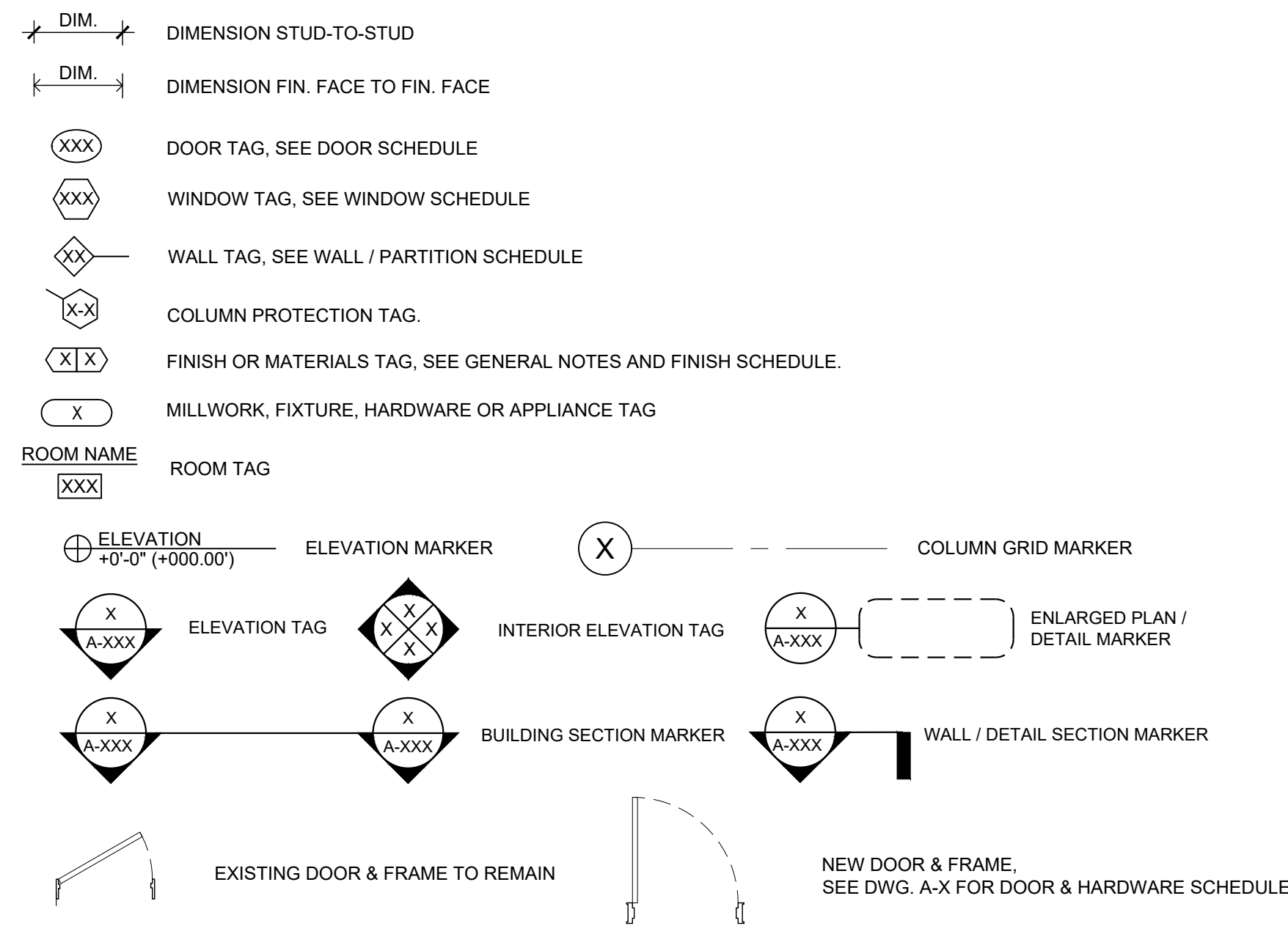
SHEET NUMBER:

A-100

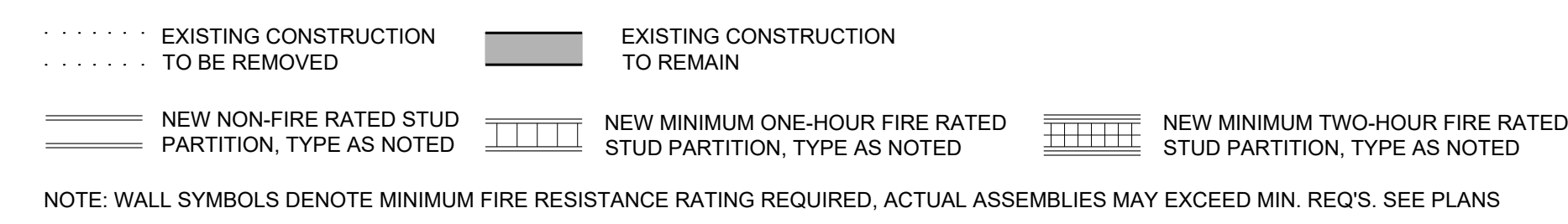
SCALE: AS SHOWN

1 OF 7

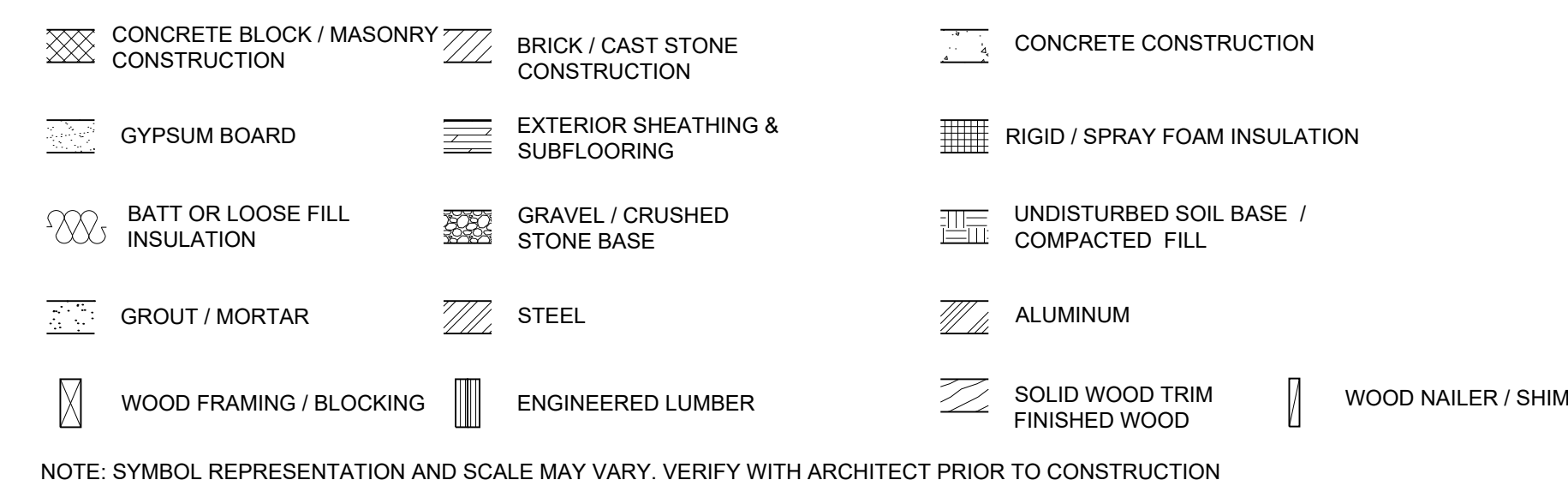
DRAFTING SYMBOLS LEGEND



WALL SYMBOL LEGEND:



MATERIALS LEGEND:



ABBREVIATIONS LIST:

ABV. - Above ADA - Americans with Disabilities Act A.F.F. - Above Finished Floor A.C.T. - Acoustic Ceiling Tile AC - Air Conditioning ADL - Additional AVG. - Average @ - AT ALUM. - Aluminum B.F. - Barrier Free BLK - Block BRK - Brick B.U.R. - Built-Up Roofing BM. - Beam B.O. - Bottom Of C.B. - Catch Basin C.F. - Cubic Feet C.H. - Counter Height c - Center Line C.S. - Cast Stone C.T. - Ceramic Tile C.O. - Clean Out CEM. - Cement CL - Closet CL.G. - Ceiling COL. - Column CONC. - Concrete CONST. - Construction CONT. - Continuous CONV. - Convector D.A. - Double-Acting D.F. - Drinking Fountain D.H. - Double Hung D.O. - Door Opening DIM. - Dimensions DIST. - Distance DN. - Down DIA. - Diameter Ø - Diameter EA. - Each EWC - Electric Water Cooler	Elev. - Elevation ELEC. - Electric ENCL. - Enclosure EQ. - Equal EST. - Estimated E.W.O. - Extra Work Order EXP. - Expansion EXT. - Exterior EXIST. - Existing F.A.I. - Fresh Air Intake F.D. - Floor Drain FDN. - Foundation F.C. - Foot Candles F.E. - Fire Extinguisher F.F. - Finished Floor FIN. - Finish FL. - Floor F.P.S.C. - Fireproof Self-Closing F.P. - Fire Proof F.P.M. - Feet Per minute F.R. - Fire Resistive F.S. - Full Size FTG. - Footing GA. - Gage GALV. - Galvanized G.C. - General Contractor GL. - Glass GR. - Grade GRL. - Grille GWB. - Gypsum Wall Board H.C. - Hose Cabinet HT. - Height H.M. - Hollow Metal HPT. - Hight Point HRW. - Hardware HVAC - Heating, Ventilation, Air Conditioning HDRL. - Handrail I.I.C. - Impact Isolation Class INC. - Including INSUL. - Insulation	INT. - Interior J - Junction Box J.C. - Janitors Closet JT. - Joint K.D. - Knock Down LPT. - Low Point LAM. - Laminare LAV. - Lavatory LDR. - Leader MAS. - Masonry MAX. - Maximum M.C. - Medicine Cabinet M. - Mens Bathroom MIN. - Minimum M.O. - Masonry Opening M.S. - Marble Saddle MFG. - Manufacturer MTD. - Mounted MTL. - Metal N.I.C. - Not In Contract NOM. - Nominal No. - Number N.T.S. - Not to Scale O.A. - Overall O.C. - On Center O.H. - Overhead PNT. - Paint PT. - Point PTN. - Partition PVMT. - Pavement P.T. - Pressure Treated Q.T. - Quarry Tile QTY. - Quantity R - Riser R.A. - Return Air RAD. - Radiator R.D. - Roof Drain REF. - Refrigerator REG. - Register RES. - Residential RESIL. - Resilient	RM. - Room R.O. - Rough Opening RBR - Rubber S.A. - Supply Air S.C. - Solid Core S.F. - Square Feet SIM. - Similar S.M. - Surface Mounted S.P. - Standpipe S.S. - Stainless Steel SPECS. - Specifications SSK. - Service Sink ST. - Street STC. - Sound Transmission Class STD. - Standard STOR. - Storage STL. - Steel SURF. - Surface T. - Tread T&B - Top & Bottom TEL. - Telephone T.O. - Top Of T.SL. - Top of Slab T.ST. - Top of Steel TER. - Terrazzo T.W. - Top of Wall TYP. - Typical T.E.W.O. - Tenant Extra Work Order UR. - Urinal UNFIN. - Unfinished U.O.N. - Unless Otherwise Noted VERT. - Vertical V.H. - Vanity Height V.I.F. - Verify In Field V.P. - Vision Panel V.W.C. - Vinyl Wall Covering W.C. - Water Closet W. - Womens Bathroom W.I. - Wrought Iron WD. - Wood Y.D. - Yard Drain
--	---	---	---

LIST OF DRAWINGS:

A-100 - COVER SHEET, PROJECT INFO, ZONE MAP, SITE PLAN
A-101 - PROPERTY SURVEY, SITE DETAILS AND NOTES
A-102 - FLOOR PLANS AND DETAILS
A-103 - ELEVATIONS
A-104 - SITE AND BUILDING SECTION, DETAILS
A-105 - RENDERINGS
A-106 - BLOCK PHOTOS

SURVEY PROVIDED BY: CAULFIELD ASSOCIATES, LLP.
132 MADISON ST. HOBOKEN, NJ 07030
SURVEY DATE: 08.30.2019
JOSEPH CAULFIELD NJ LIC. No. 37579

ZONING TABULATION CHART - HARSIMUS COVE HISTORIC DISTRICT : 345-58

BLOCK: 11108
LOT: 6
ZONE: HARSIMUS COVE HISTORIC DISTRICT
EXISTING USE: VACANT LOT
PROPOSED USE: TWO-FAMILY TOWNHOUSE
FLOOD ZONE: AE
BASE FLOOD ELEVATION (BFE): 9 FEET

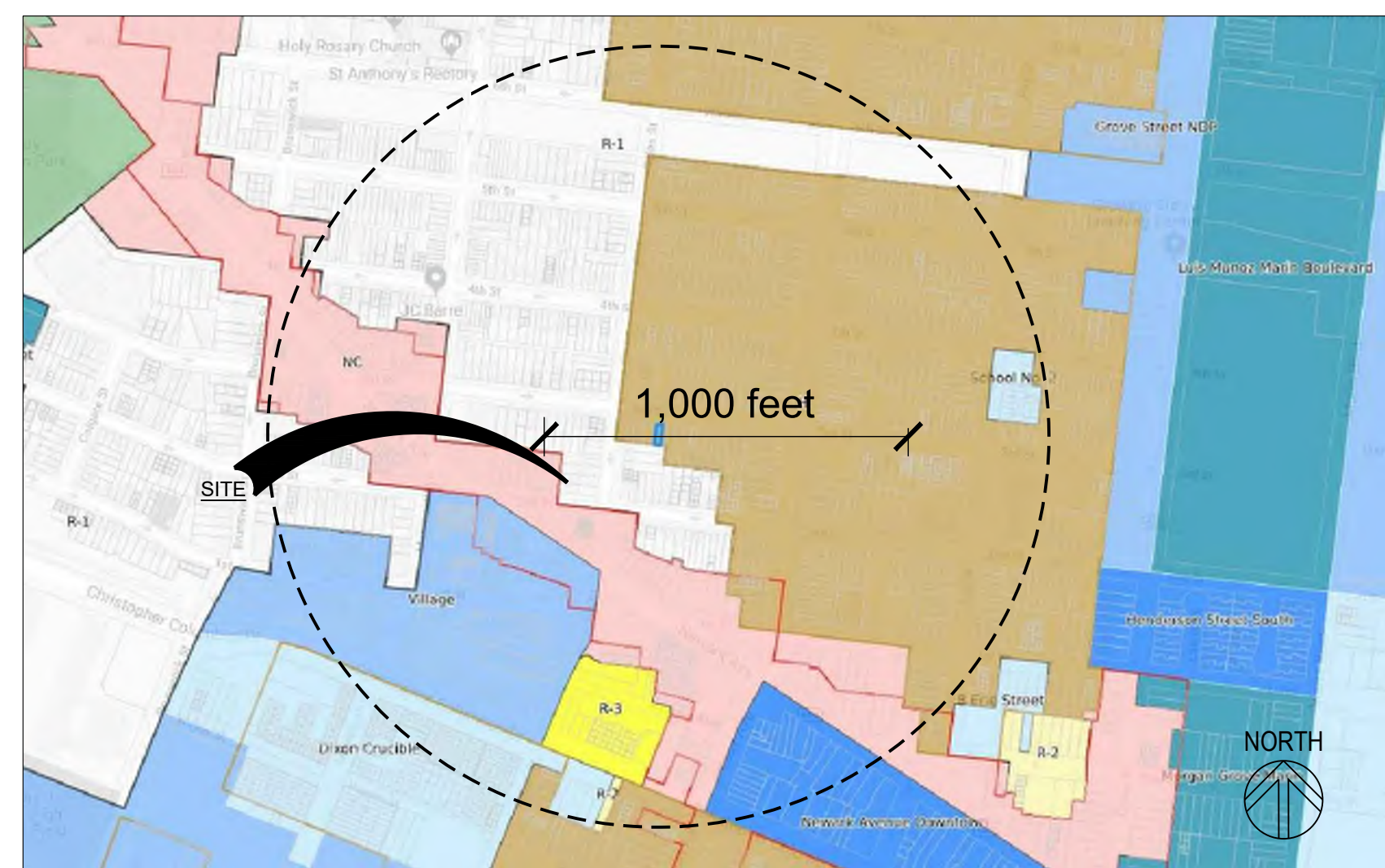
ORDINANCE	REQUIREMENT	EXISTING	PROPOSED	VARIANCE
PERMITTED PRINCIPAL USE	TOWNHOUSES (1-4 FAMILY)	VACANT LOT	2 FAMILY TOWNHOUSE	NO
ACCESSORY USE	N/A	VACANT LOT	NONE	NO
MIN. LOT SIZE	1,800 S.F.	738.4 S.F.	738.4 S.F.	NO*
MIN. LOT WIDTH	18 FEET	14.2 FEET	14.2 FEET	NO*
MIN. LOT DEPTH	100 FEET	52.0 FEET	52.0 FEET	NO*
FRONT YARD SETBACK	MATCH ADJACENT, 10 FEET MAX.	N/A	2.7', MATCH ADJACENT	NO
MIN. REAR YARD	30 FEET	N/A	9.5' FEET	YES**
SIDE YARD SETBACKS	NONE	N/A	0 FEET	NO
MAX. BUILDING HEIGHT	4 STORIES, 40 FEET	N/A	30'-3" ROOF T.O. DECK	NO
MAX. BUILDING COVERAGE	SIXTY PERCENT (60%)	N/A	72.4% (534.5 S.F.)	YES
MAX. LOT COVERAGE	EIGHTY PERCENT (80%)	100%	79.1% (584.2 S.F.)	YES
MAX. DENSITY	75 PER ACRE - 1.3 UNITS PERMITTED	N/A	2 UNITS	YES ***
PARKING	PROHIBITED <10 UNITS.	NONE	NONE	NO

SUPPLEMENTARY ZONE REQUIREMENTS : 345-60

ORDINANCE	REQUIREMENT	EXISTING	PROPOSED	VARIANCE
MAX. APPURTENANCE HT.	10 FT. MAX (BLDGs UP TO 45 FT. HEIGHT)	N/A	NONE	NO
APPURTENANCE SETBACK	1'-1" FOR EVERY FT. OF HT. (9.17' REQ'D)	N/A	NONE	NO
ROOF COVERAGE LIMIT	NONE, SETBACK 10 FT. FROM PRIMARY ELEV.	N/A	270 S.F., 12.83' SETBACK	NO
ROOF AMENITY SPACE	FLOOR AREA, MAX. 100 S.F.	N/A	NONE	NO

* DENOTES PRE-EXISTING, NON-CONFORMING CONDITION.
** 30 FT. REAR YARD SETBACK IS NOT PRACTICABLE GIVEN 52 FT. LOT DEPTH AND 2.7' FRONT YARD SETBACK.
*** THERE IS PRECEDENT OF INCREASED DENSITY ON THIS BLOCK INCLUDING ON UNDERSIZED LOTS.

ZONING MAP



SIGNATURES

CHAIRMAN DATE

SECRETARY DATE

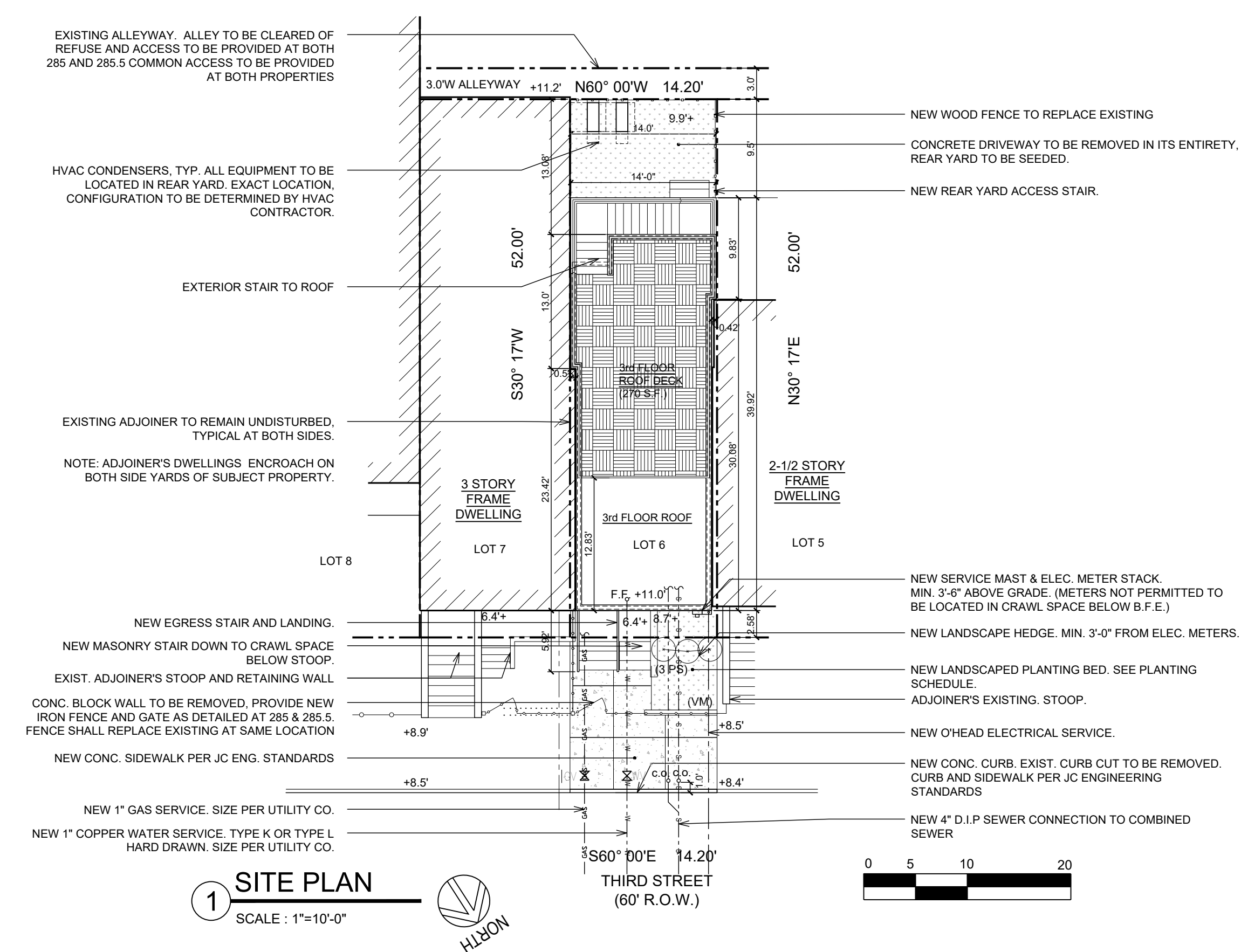
ENGINEER DATE

BUILDING BULK DATA

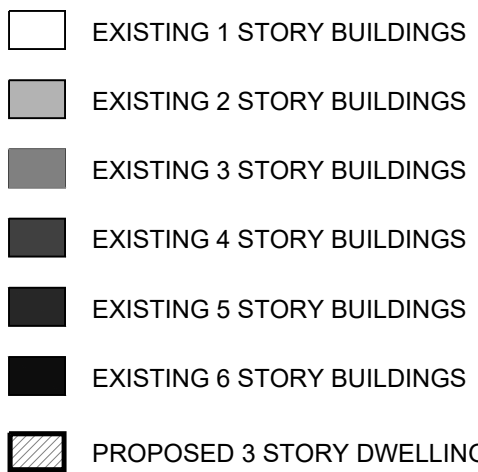
FLOOR	GROSS BLDG AREA (S.F.)
FIRST FLOOR	534.5 S.F.
SECOND FLOOR	534.5 S.F.
THIRD FLOOR	480.0 S.F.
TOTAL	1,855 S.F.

UNIT COUNTS

UNIT No.	GROSS (S.F.)
UNIT 01 - 1 BED, 1 BATH	462.0 S.F.
UNIT 02 - 2 BED, 2 BATH	1,060.4 S.F.



BUILDING HEIGHT LEGEND

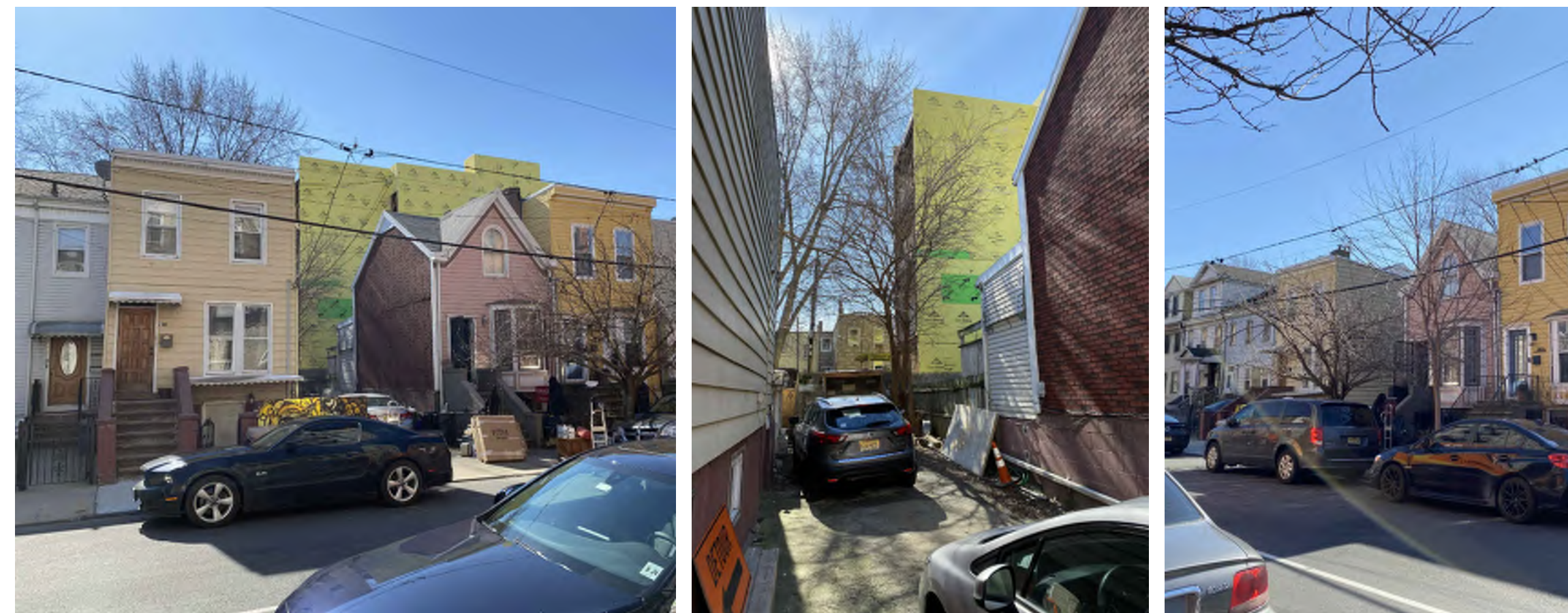


NOTE ON STORY COUNTS - PER JC L.D.O. OBSERVED BASEMENTS ARE INCLUDED IN STORY COUNTS (BASEMENT -- A PORTION OF THE BUILDING HAVING MORE THAN ONE-HALF OF ITS CLEAR HEIGHT ABOVE FINISHED GRADE.

2 BLOCK PLAN

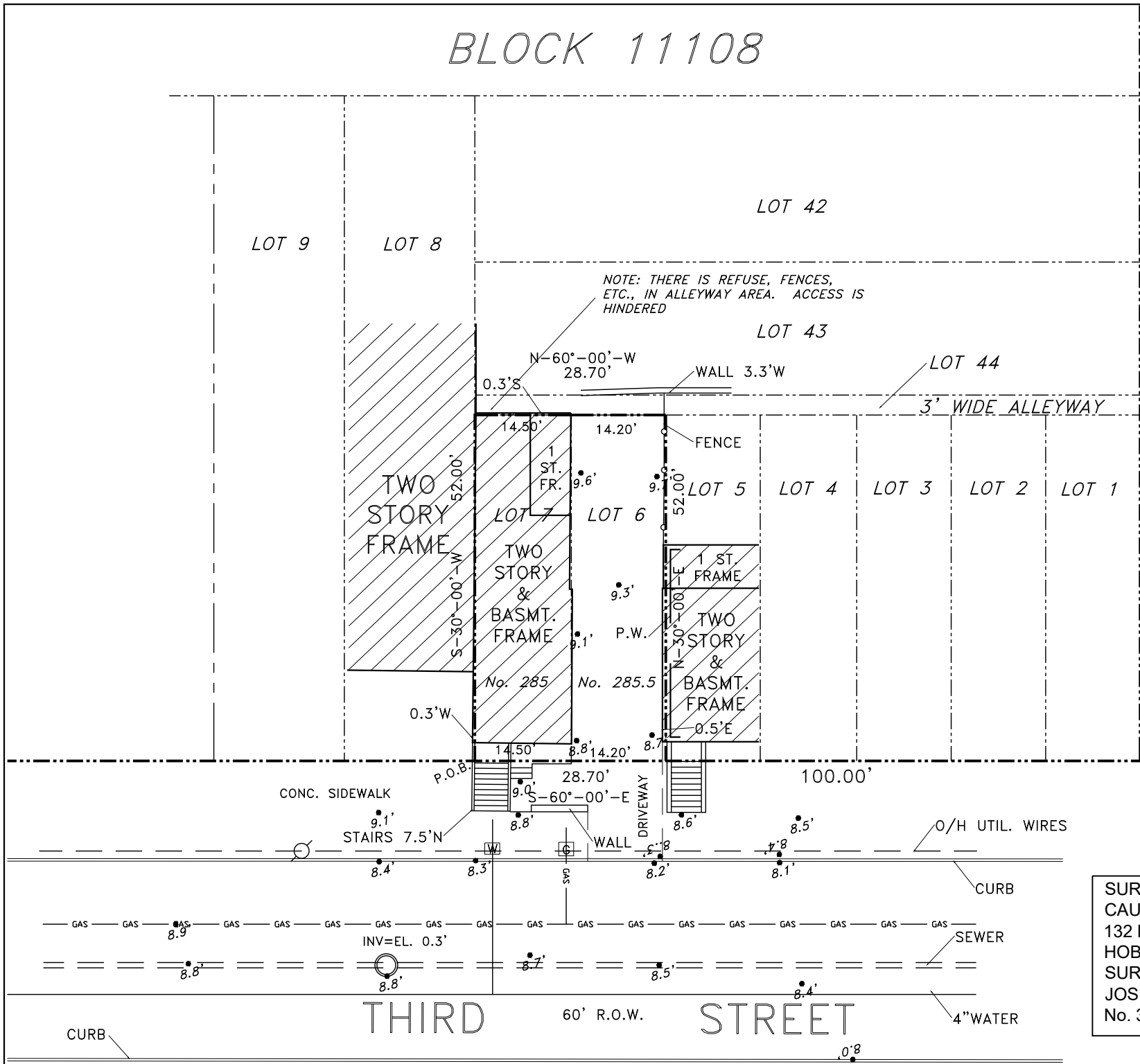
SCALE: 1"= 500'

EXISTING PROPERTY PHOTOGRAPHS



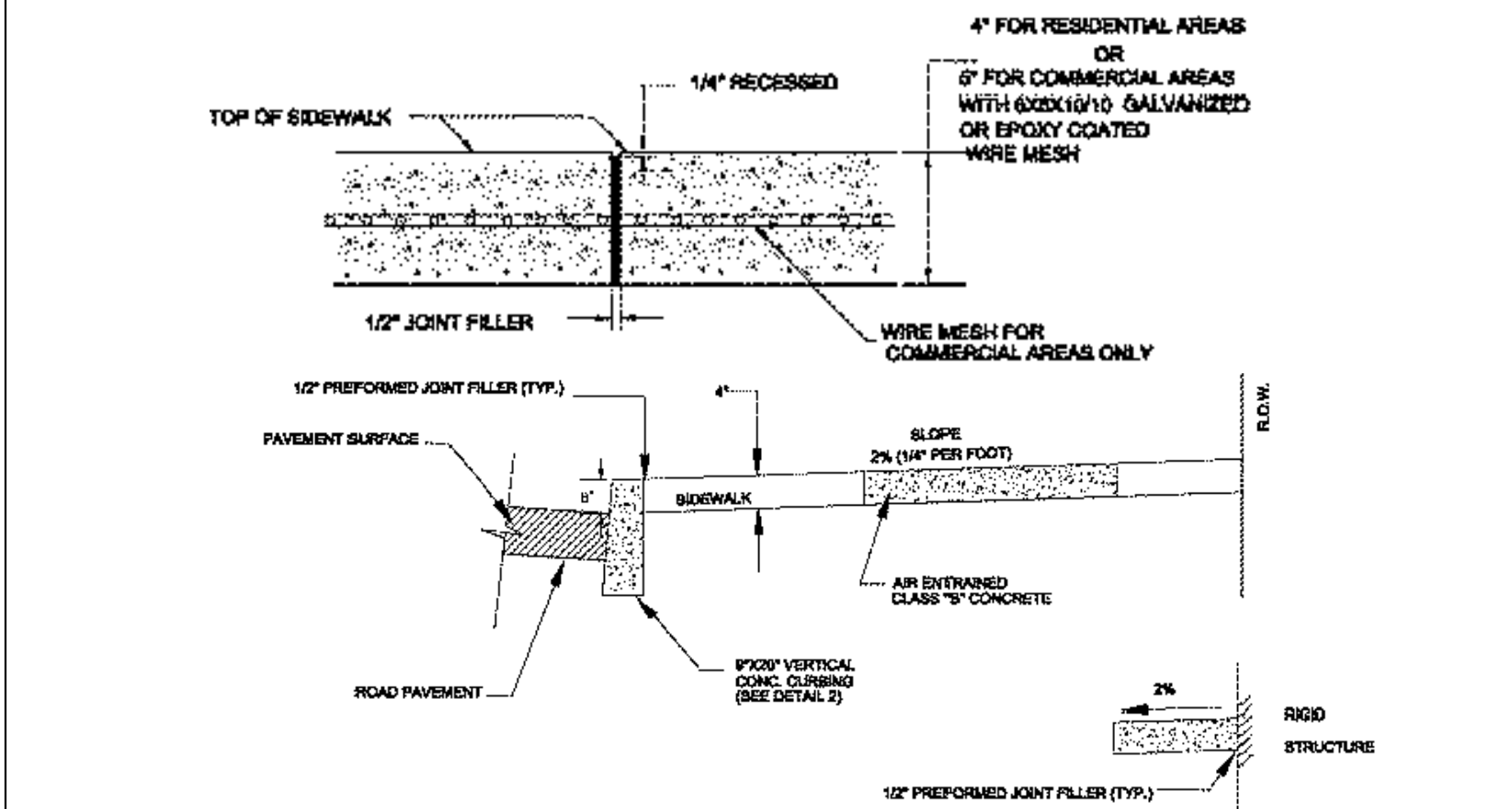
SCALE: AS SHOWN

1 OF 7



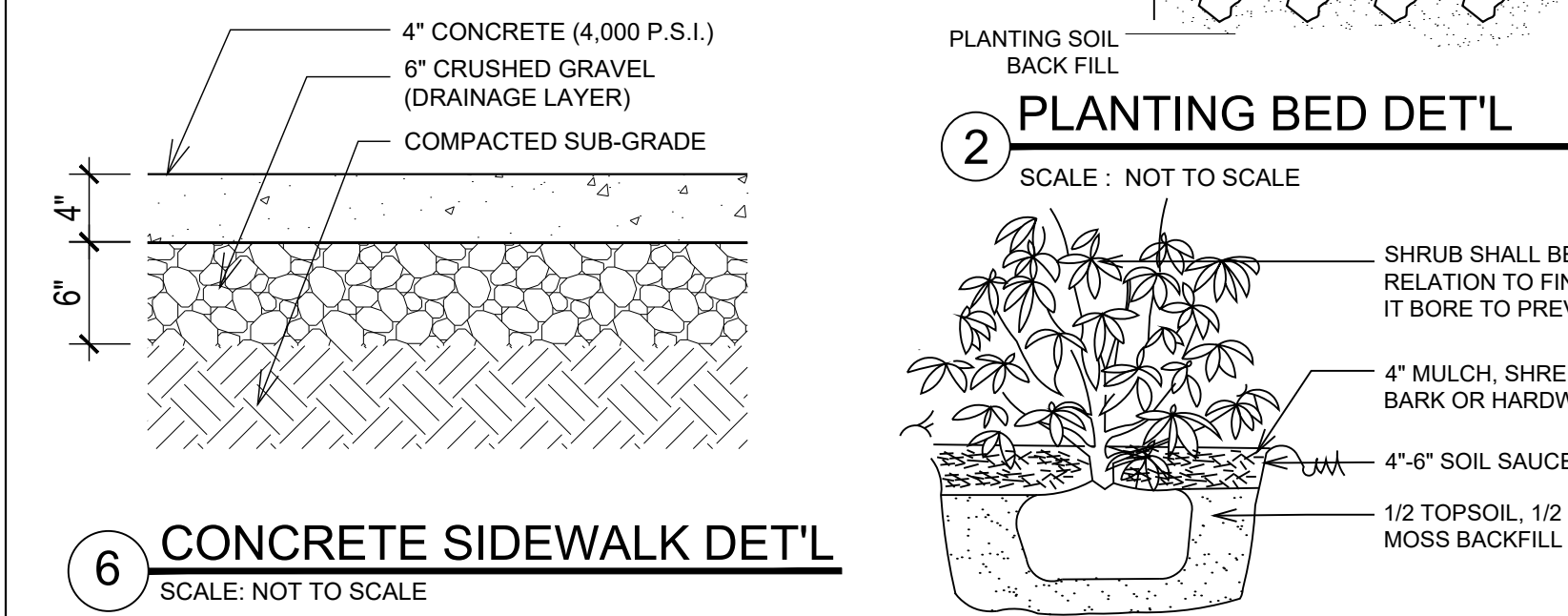
1 PROPERTY SURVEY - EXIST. SITE PLAN

SCALE: 1"=20'-0"



4 EXPANSION JOINT DETAIL

SCALE: NOT TO SCALE



2 PLANTING BED DET'L

SCALE: NOT TO SCALE



6 CONCRETE SIDEWALK DET'L

SCALE: NOT TO SCALE

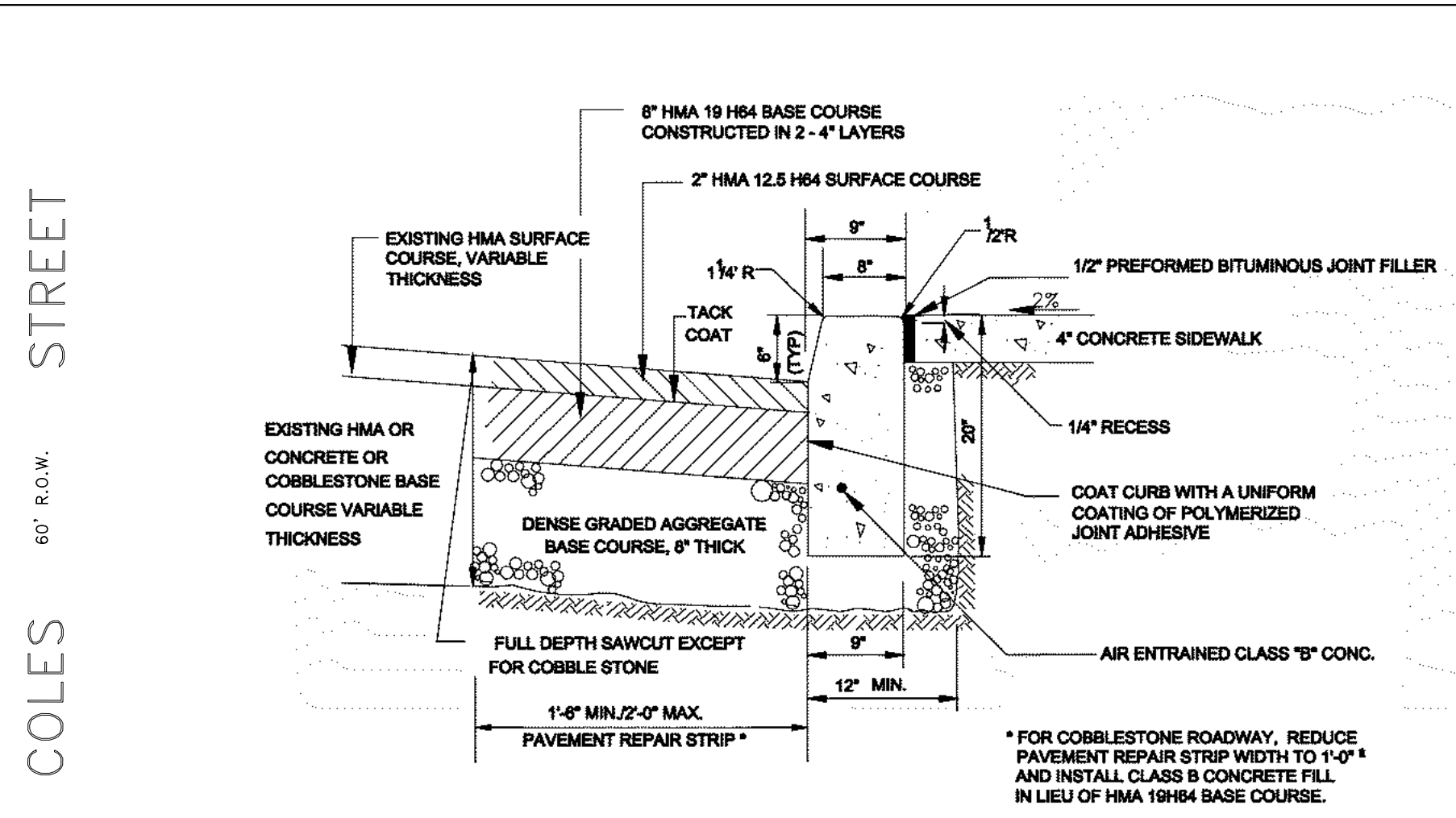


1 SHRUB PLANTING DET'L

SCALE: NOT TO SCALE

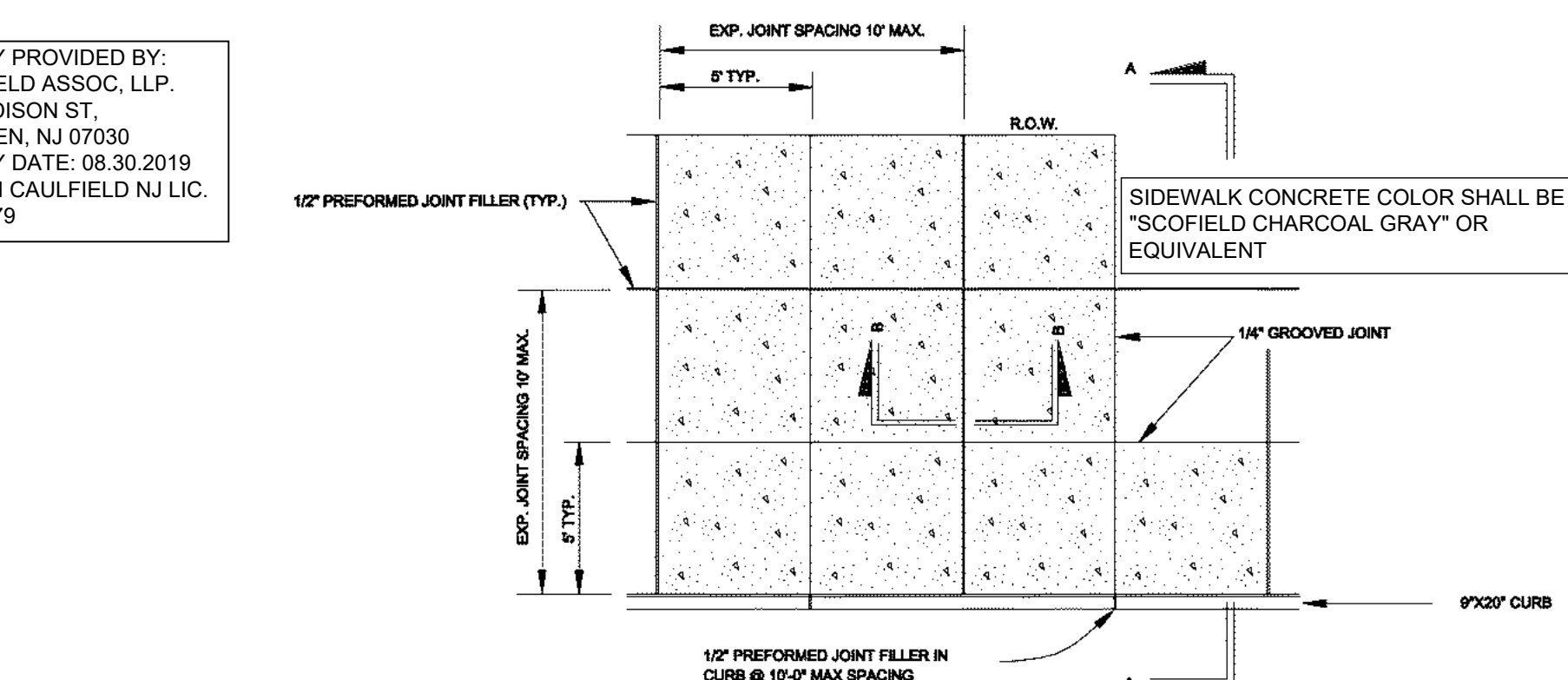
PLANT SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
PS	3	PRUNUS LAUREL 'SCHIPKAENSIS	SKIP LAUREL	48"-54" HT.	B&B
VM	3	VINCA MINOR	PERIWINKLE	1 PINT	6" O.C.

- LANDSCAPE GENERAL AND MAINTENANCE NOTES:
- ALL EXTERIOR GROUND AREAS WITHIN THE LIFE OF THE CONTRACT, EXCEPT SURFACES OCCUPIED BY BUILDING AND PAVING, SHALL RECEIVE GRASS SEED, MULCH OR PLANTS AS SHOWN ON THE DRAWINGS. LANDSCAPE CONTRACTOR TO FURNISH TOPSOIL, FINISH GRADING, PREPARE SEEDBED, SEED, ALL PLANTS AND MAINTAIN AREAS ON THE DRAWINGS.
 - ALL PLANTING INCLUDING SEED FOR LAWN AREAS SHALL BE INSTALLED BETWEEN MARCH 15 AND JUNE 15 OR BETWEEN SEPTEMBER 15 AND NOVEMBER 30 UNLESS DICTATED BY UNUSUAL SEASONAL OR WEATHER CONDITIONS.
 - GRASS SEED MIXTURE SHALL BE SUITABLE FOR THIS SPECIFIC SITE, AND SHALL BE REVIEWED BY THE OWNER PRIOR TO ORDERING.
 - ALL NEW PLANTING BEDS ARE TO RECEIVE A MINIMUM DEPTH OF 3 INCHES OF SHREDDED CEDAR BARK MULCH, OR SHREDDED HARDWOOD BARK MULCH, CONTINUOUS.
 - ALL PLANTING BEDS TO BE EDGED AND DEFINED WITH STEEL OR NEOPRENE.
 - LANDSCAPE CONTRACTOR SHALL GUARANTEE TO THE OWNER THE LIFE OF ALL PLANT MATERIAL INSTALLED FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION AND ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL NEW PLANT MATERIAL WITH 50% OR LESS LIVING TWIGS, STEMS AND BRANCHES SHALL BE REMOVED AND REPLACED WITH NEW FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION AND OWNER ACCEPTANCE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPERTY LINES PRIOR TO START OF ANY WORK.
 - CONTRACTOR TO REVIEW LIGHTING, POSTS, FENCING, GATES, WALK SURFACES AND PROPOSED BUILDINGS FOR COORD. PURPOSES.
 - ALL EXISTING DEAD TREES WITHIN THE AREA OF THE SCOPE OF THIS WORK TO BE COMPLETELY REMOVED. ALL DEAD BRANCHES OF EXISTING TREES WITHIN THE AREA OF THE SCOPE OF THIS WORK TO BE COMPLETELY REMOVED.
 - ALL PLANT MATERIAL TO BE REVIEWED WITH OWNER PRIOR TO ORDER. ANY SUBSTITUTIONS OF PLANT MATERIAL MUST BE APPROVED IN WRITING BY ARCHITECT PRIOR TO ORDERING.



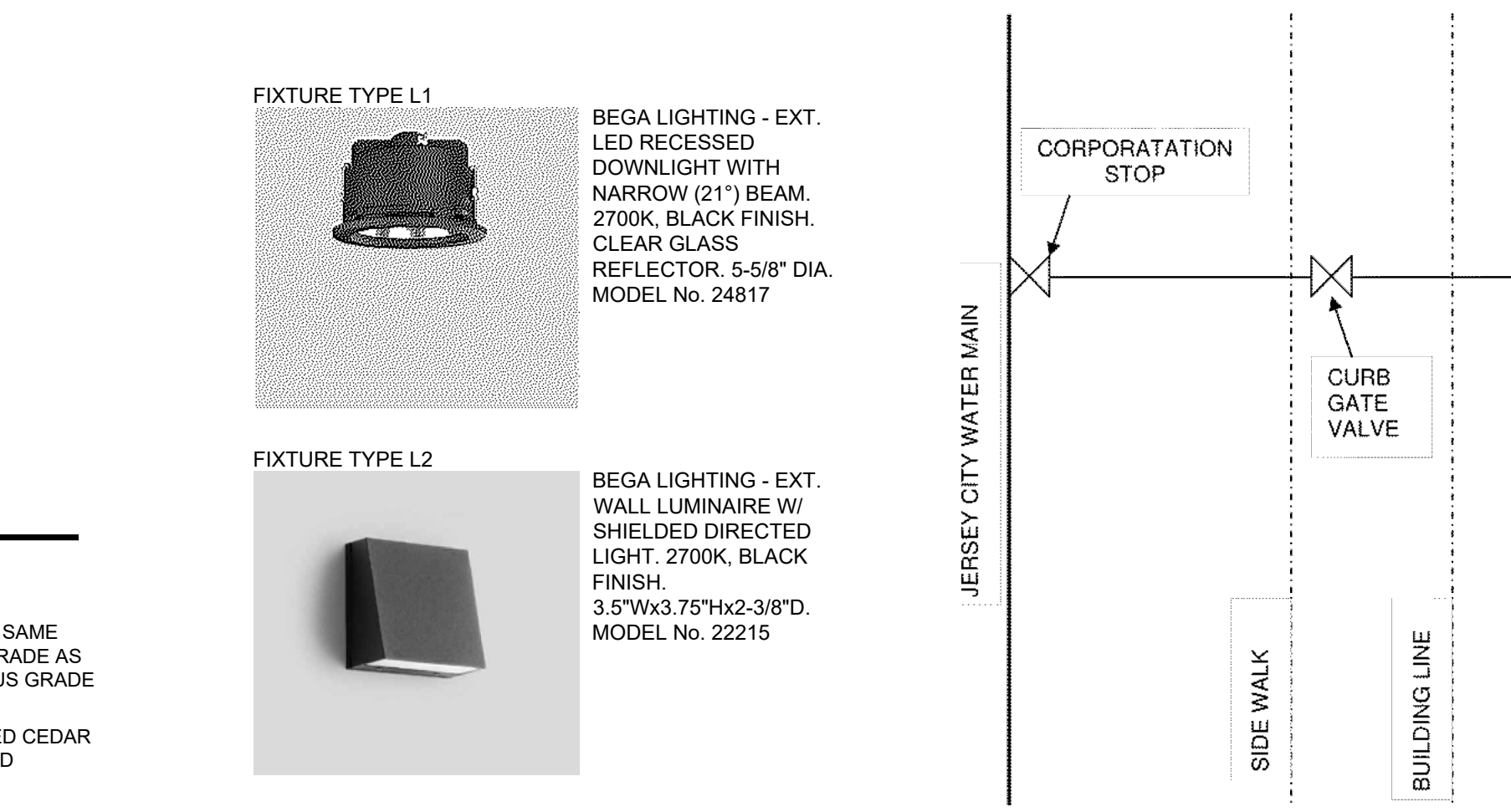
5 VERTICAL CONCRETE CURBING / PAVEMENT REPAIR

SCALE: NOT TO SCALE



3 TYPICAL CONCRETE SIDEWALK DETAILS

SCALE: NOT TO SCALE



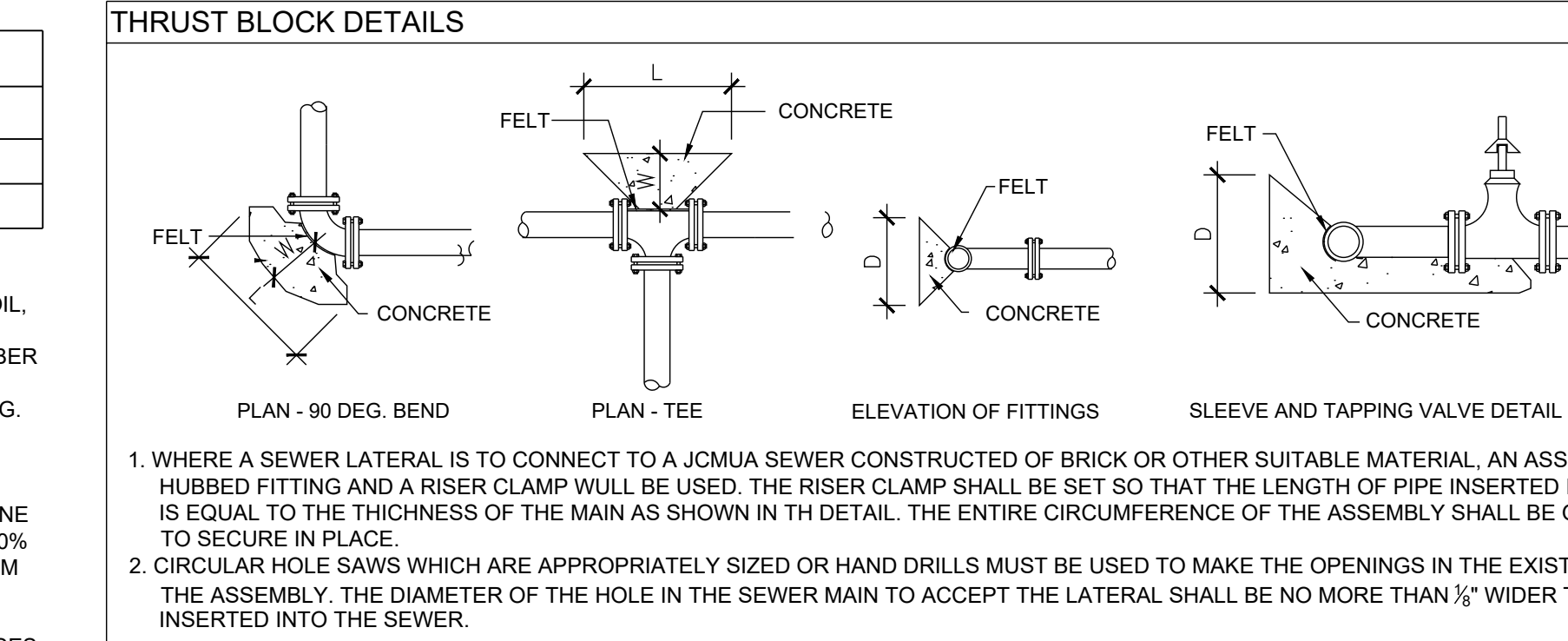
6 EXTERIOR LIGHTING

SCALE: NOT TO SCALE



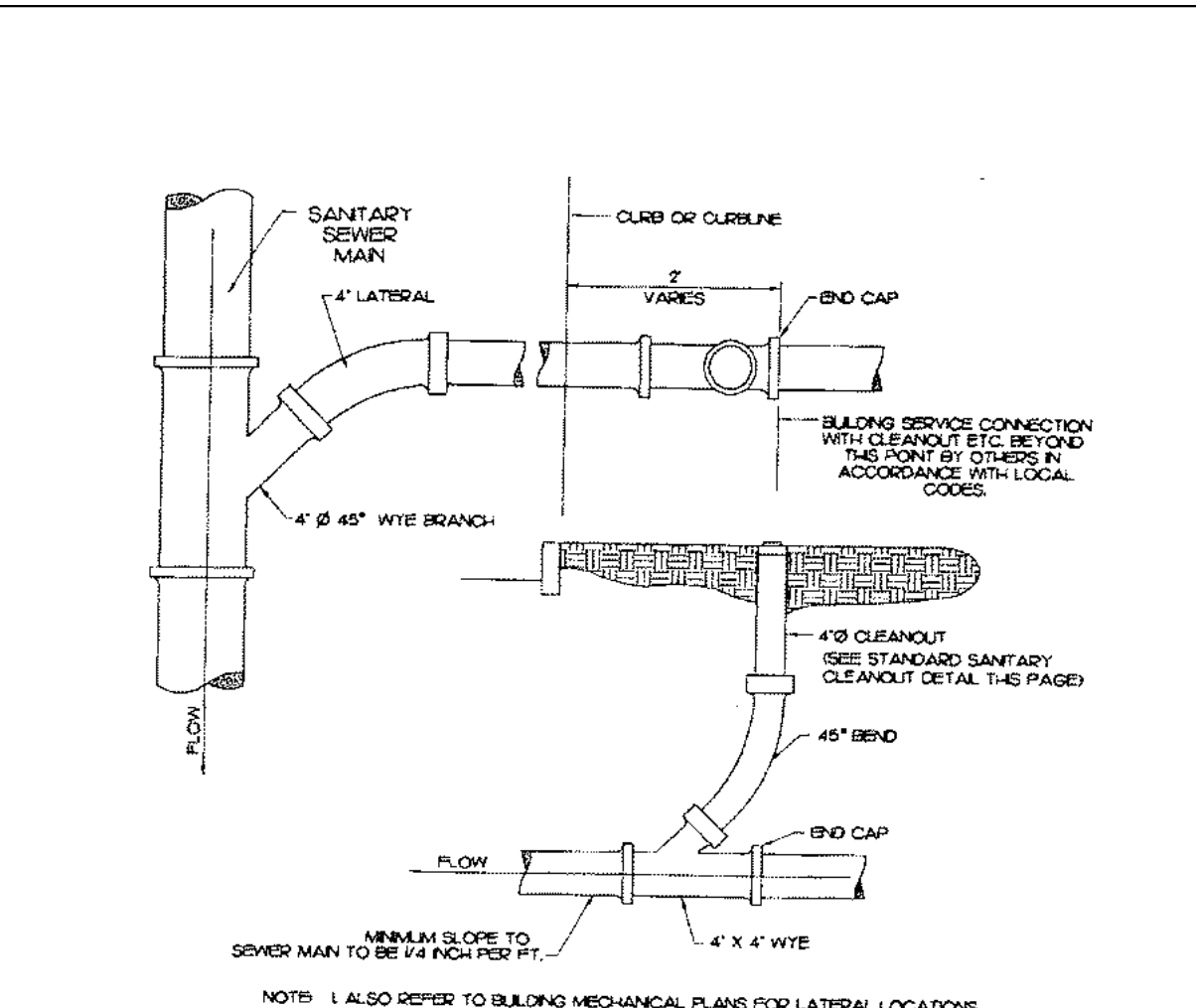
7 JCMUA DOMESTIC WATER LINE AND METER INSTALLATION

SCALE: NOT TO SCALE



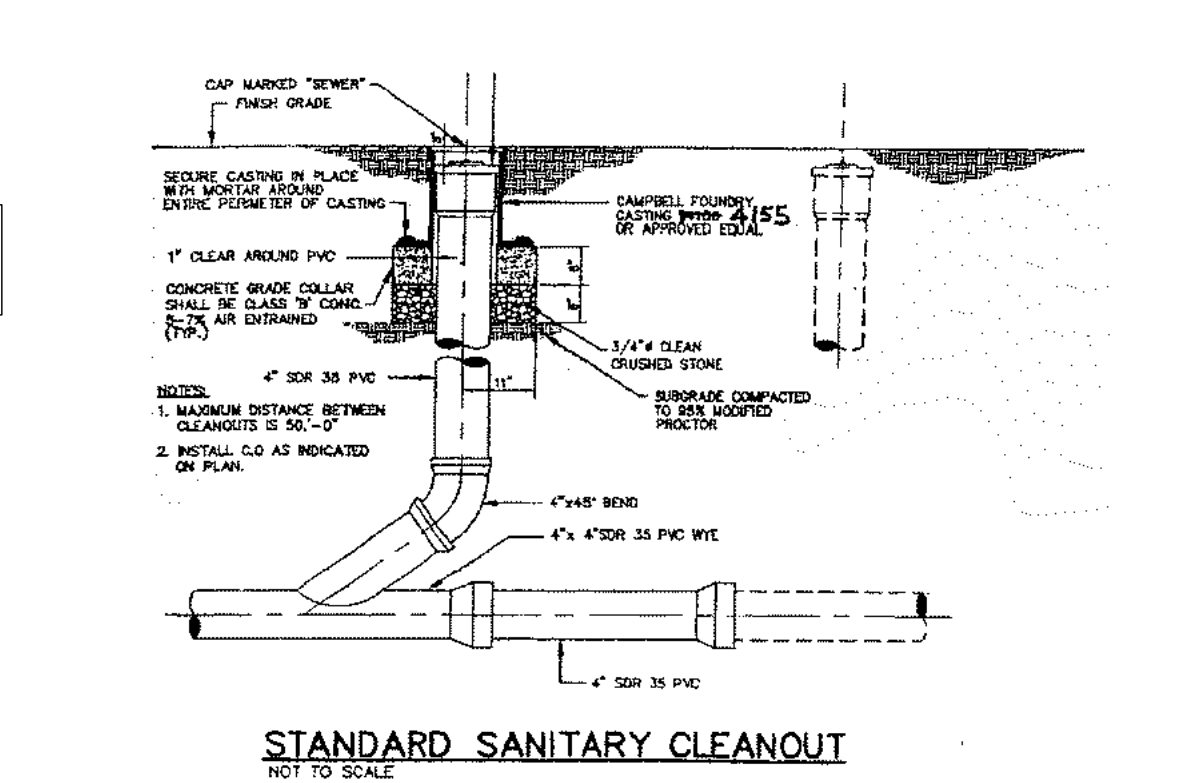
9 THRUST BLOCK DETAILS

SCALE: NOT TO SCALE



SANITARY SEWER SERVICE LATERAL DETAIL

NTS

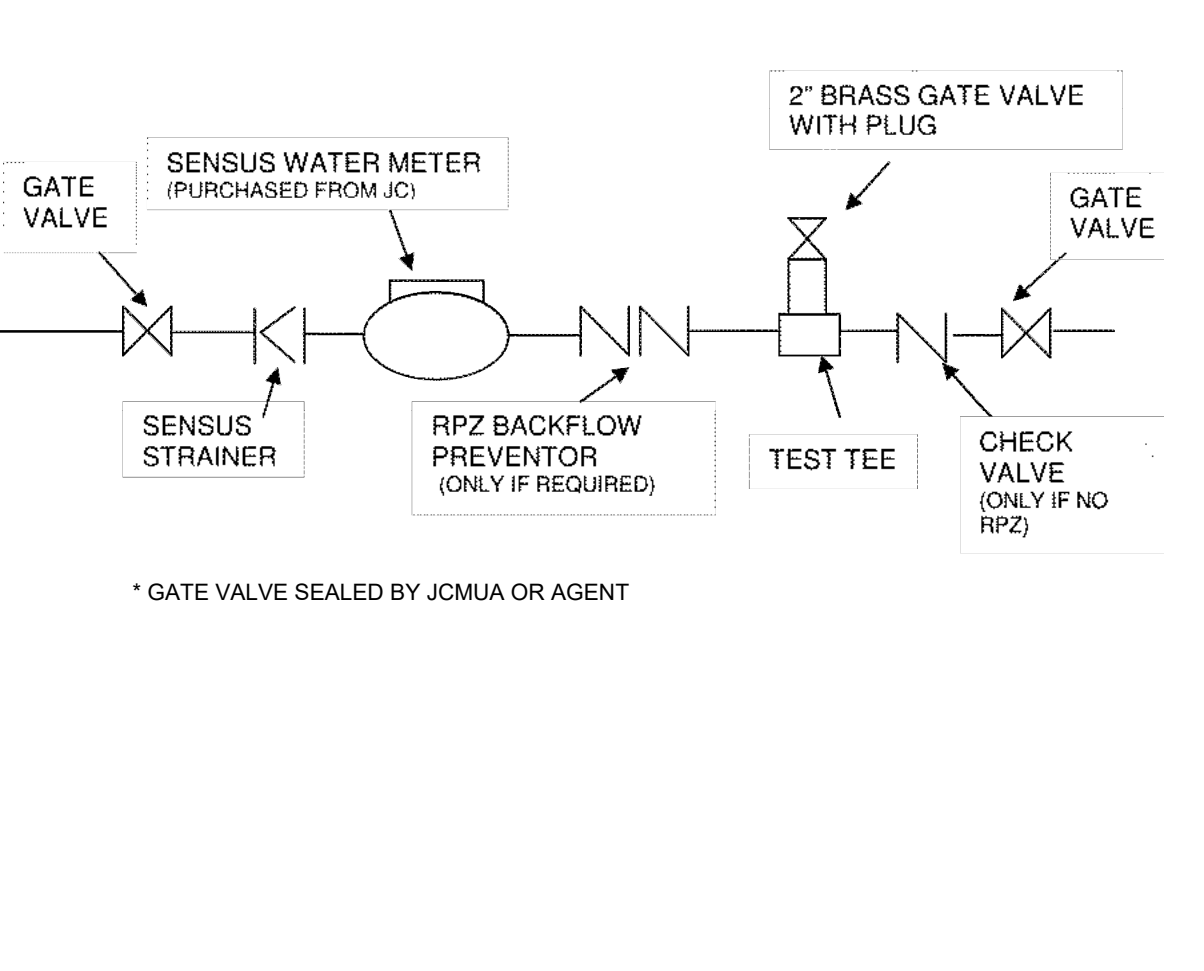


STANDARD SANITARY CLEANOUT

NOT TO SCALE

8 SANITARY SEWER DETAIL

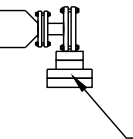
SCALE: NOT TO SCALE



7 JCMUA DOMESTIC WATER LINE AND METER INSTALLATION

SCALE: NOT TO SCALE

THRUST BLOCK SCHEDULE												
PIPE SIZE	TEE		22" BEND		45" BEND		90" BEND					
	L	D	L	D	L	D	L	D	L	D	W	
6"	18"	15"	18"	12"	18"	12"	18"	15"	21"			
8"	24"	18"	18"	12"	18"	12"	24"	18"	24"			
12"	36"	24"	24"	12"	24"	12"	36"	24"	28"			
NUMBER OF RODS REQUIRED												
PIPE SIZE	12" AND LESS			14" AND 16"			18" AND 20"			24"		
NUMBER OF RODS	2			4			6			8		
NOTE : ALL CONCRETE SHALL BE 3000 PSI COMPRESSIVE STRENGTH @ 28 DAYS												



TEMPORARY
WOOD
BLOCKING

SEMBLY CONSISTING OF A
INTO THE JCMUA' SEWER
ROUTED WITH CEMENT
ING SEWER TO RECEIVE
THAN THE PIPE TO BE

10 SEWER CONNECTION DETAIL.

SCALE: NOT TO SCALE



10 SEWER CONNECTION DETAIL.

SCALE: NOT TO SCALE

Weckenmann Architecture, LLC

PO BOX 1024
Maplewood, NJ 07040

(t) 973.220.7575
(e) Will@WeckArch.com
(w) www.WeckArch.com

© WECKENMANN ARCHITECTURE, LLC. ALL RIGHTS RESERVED. THIS DRAWING OR DOCUMENT AND INFORMATION SET FORTH HEREIN ARE THE PROPERTY OF WECKENMANN ARCHITECTURE, LLC AND SHALL NOT BE USED OR DISCLOSED EXCEPT IN ACCORDANCE WITH WRITTEN PERMISSION.

William J Weckenmann, RA

NJ LIC.: 21AJO2029300
NY LIC.: 038403

PROJECT NO.: 18025

PROPOSED TWO-FAMILY DWELLING

285.5 3RD STREET
JERSEY CITY, HUDSON COUNTY, NJ
BLOCK: 11108 | LOT: 6

ISSUE: No.: DATE: NOTES:
01 4.11.19 HPO REVIEW
02 3.1.20 HPC SET

REVISION: No.: DATE: NOTES:

CONSULTANTS:

SHEET TITLE: PROPERTY SURVEY, SITE DETAILS AND NOTES

SHEET NUMBER: 2 OF 7

Weckenmann
Architecture, LLC

PO BOX 1024
Maplewood, NJ 07040
(t) 973.220.7575
(e) Will@WeckArch.com
(w) www.WeckArch.com

© WECKENMANN ARCHITECTURE, LLC. ALL RIGHTS
RESERVED. THIS DRAWING OR DOCUMENT AND
INFORMATION SET FORTH HEREIN ARE THE
PROPERTY OF WECKENMANN ARCHITECTURE, LLC
AND SHALL NOT BE USED OR DISCLOSED EXCEPT IN
ACCORDANCE WITH WRITTEN PERMISSION.

William J Weckenmann, RA

NJ LIC.: 21AIO2029300
NY LIC.: 038403

PROJECT NO.: 18025

PROPOSED TWO-FAMILY
DWELLING

285.5 3RD STREET
JERSEY CITY, HUDSON
COUNTY, NJ
BLOCK: 11108 | LOT: 6

ISSUE::

No.:	DATE:	NOTES:
01	4.11.19	HPO REVEIW
02	3.1.20	HPC SET

REVISION:

No.:	DATE:	NOTES:
------	-------	--------

CONSULTANTS:

SHEET TITLE:

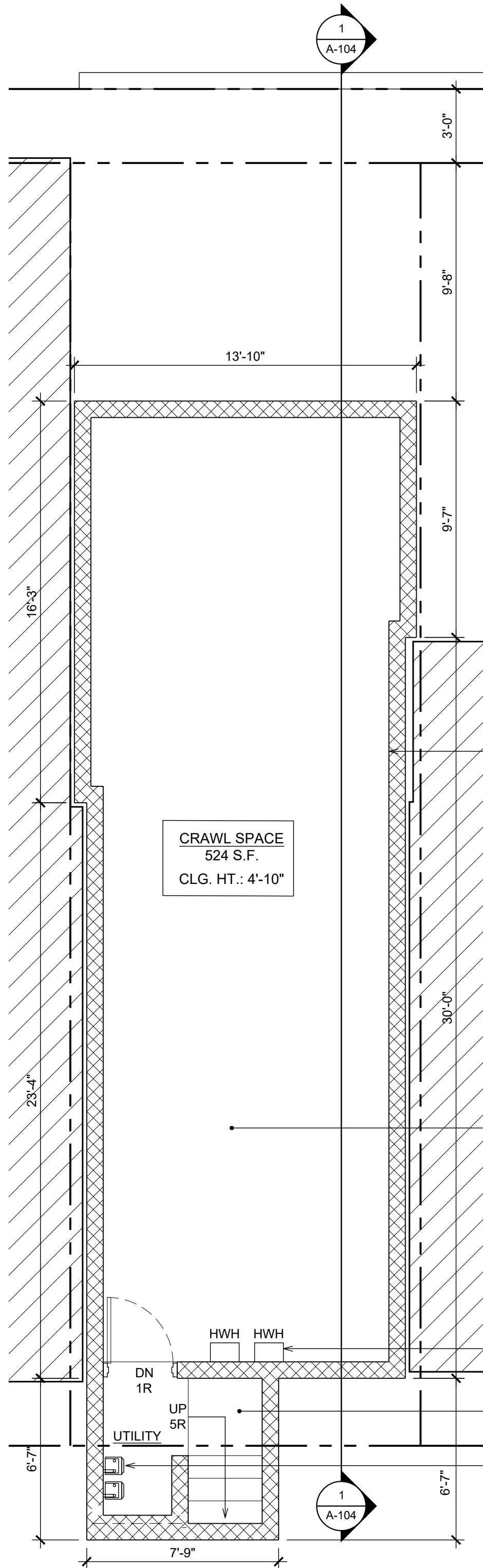
FLOOR PLANS
AND DETAILS

SHEET NUMBER:

A-102

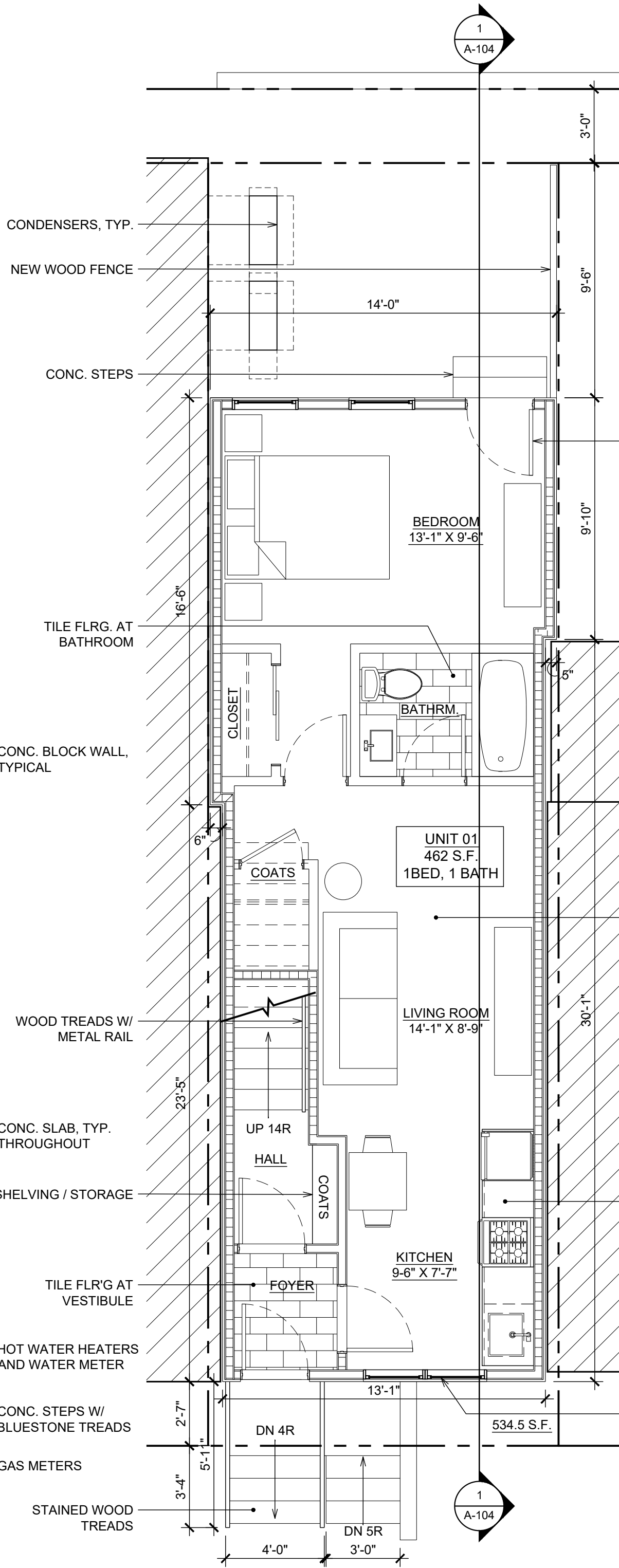
SCALE: AS SHOWN

3 OF 7



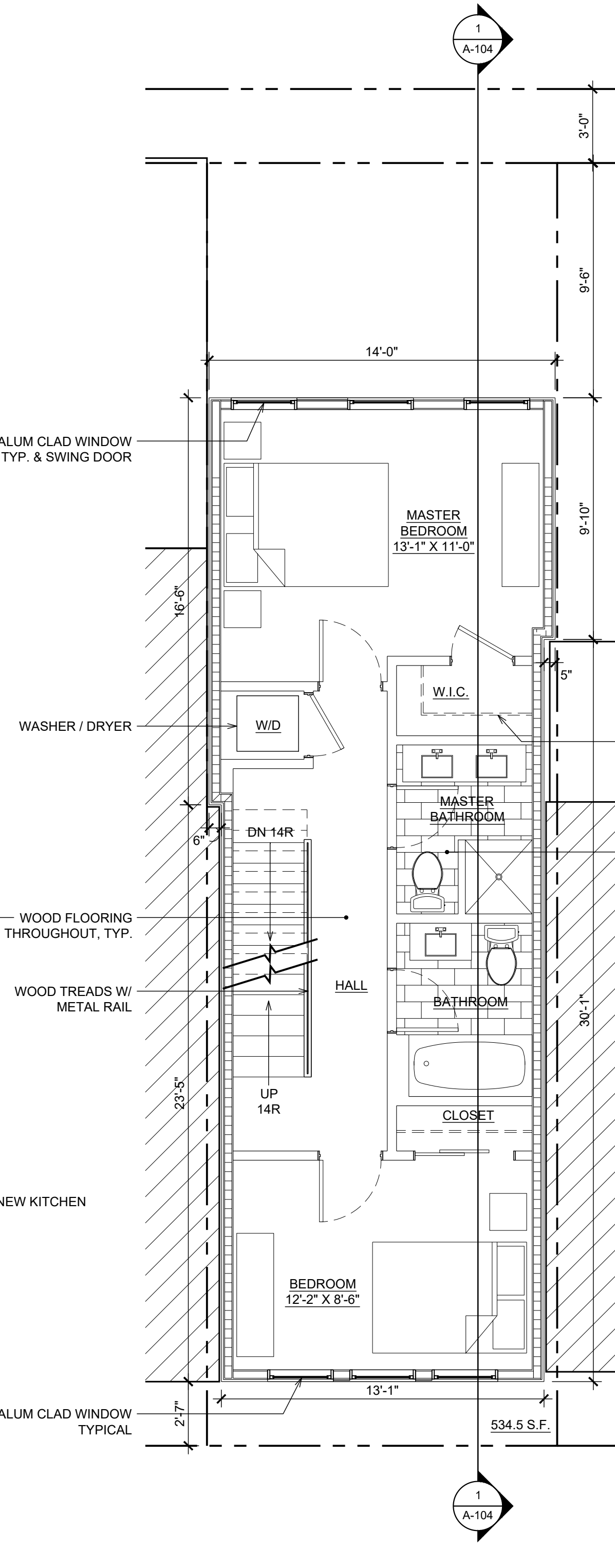
1 CRAWL SPACE PLAN

SCALE: 1/4" = 1'-0"



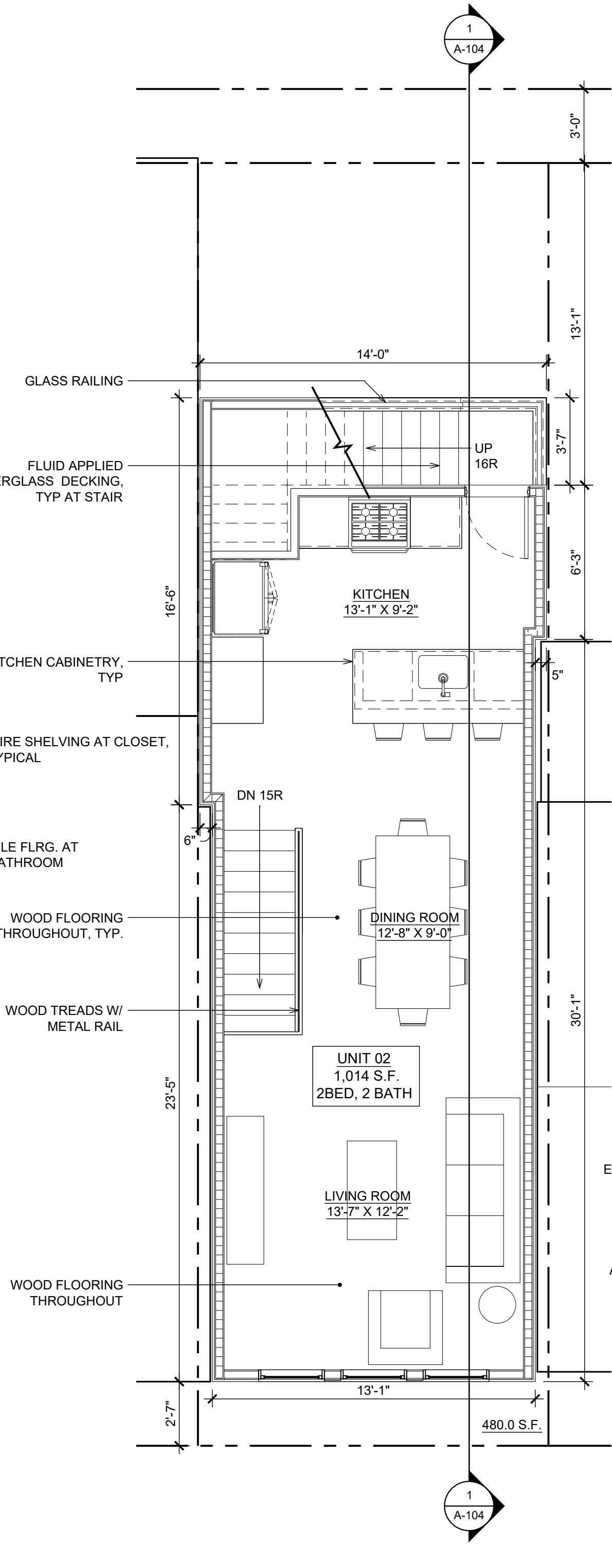
2 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



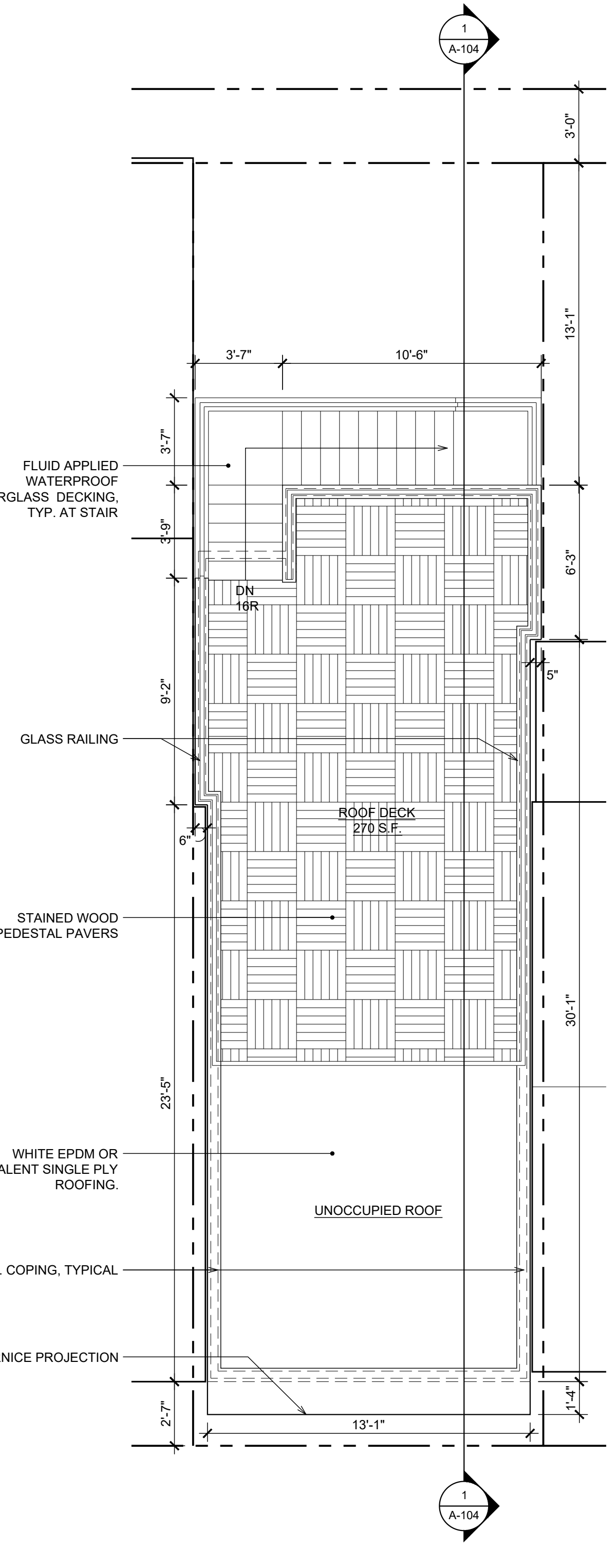
3 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



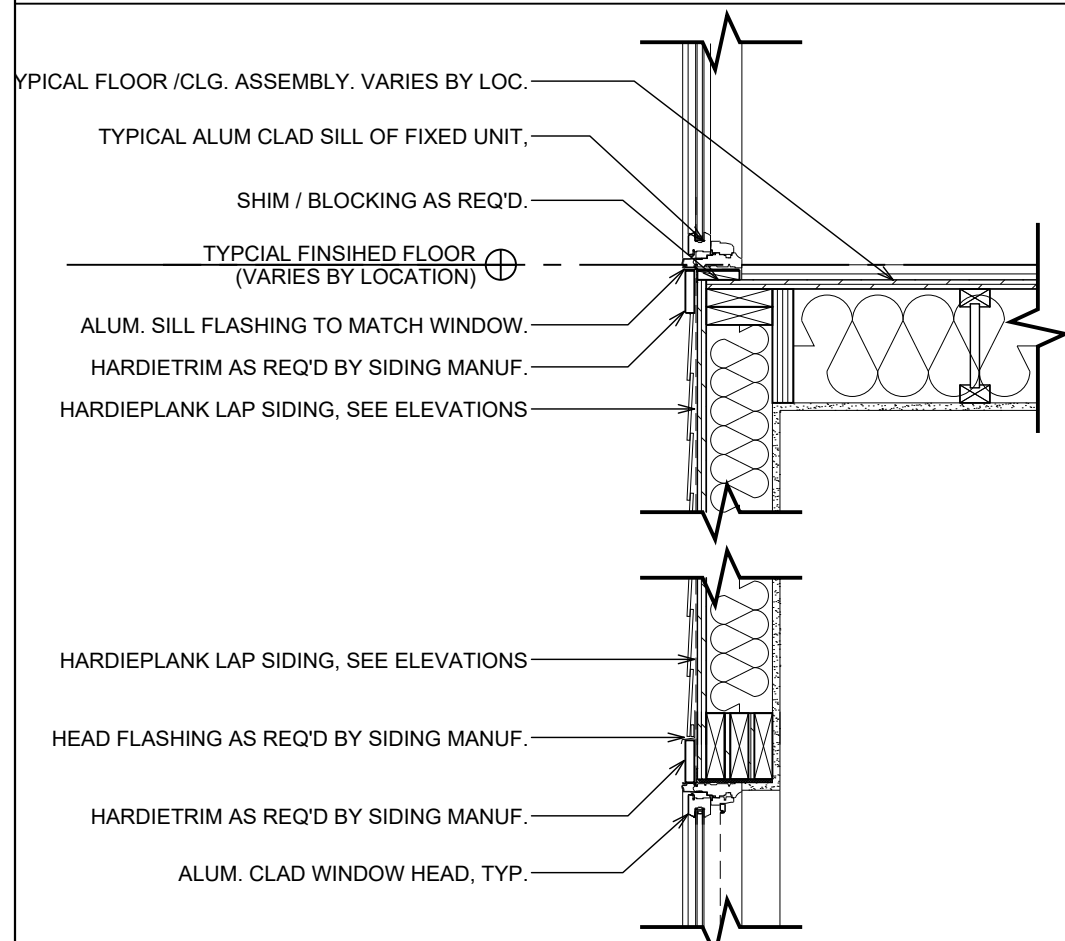
4 THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"



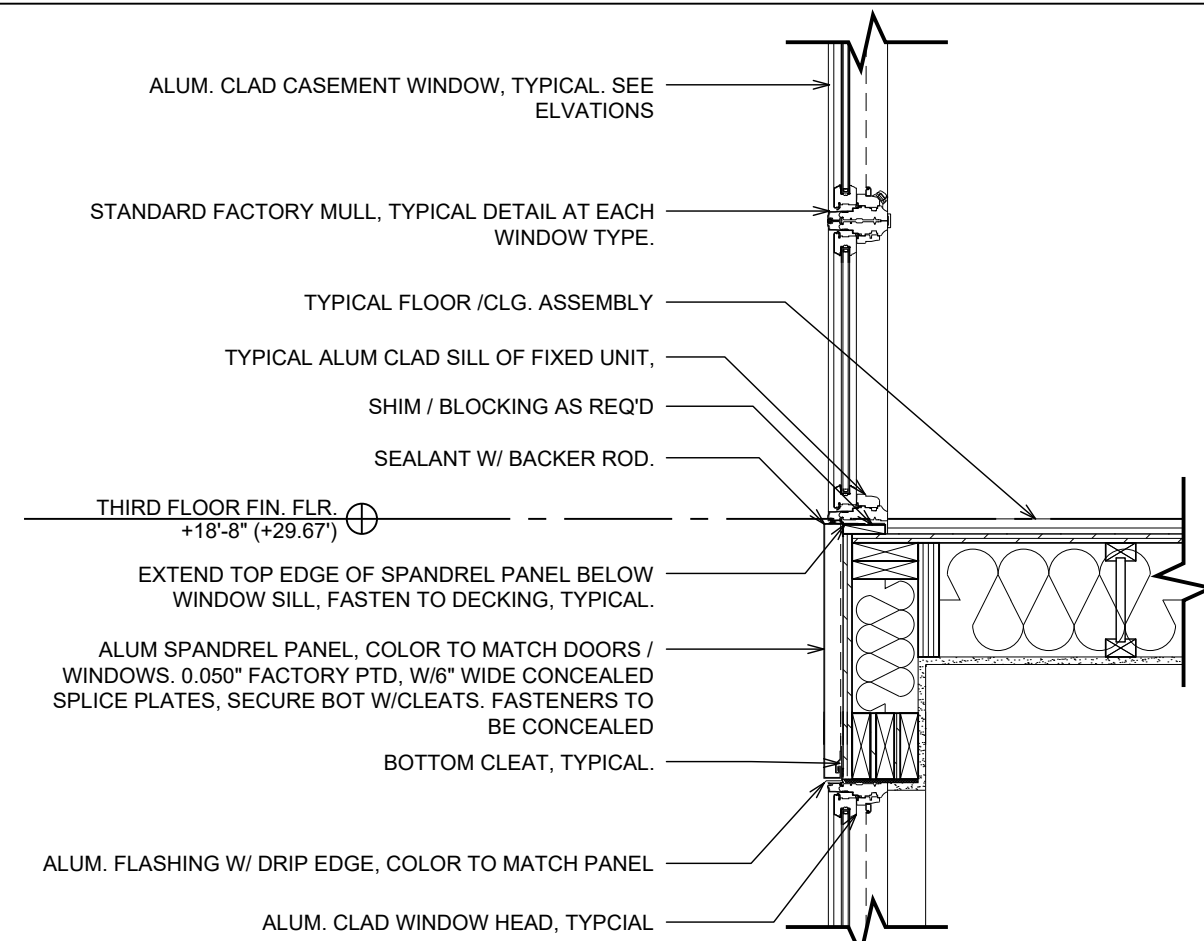
5 ROOF PLAN

SCALE: 1/4" = 1'-0"



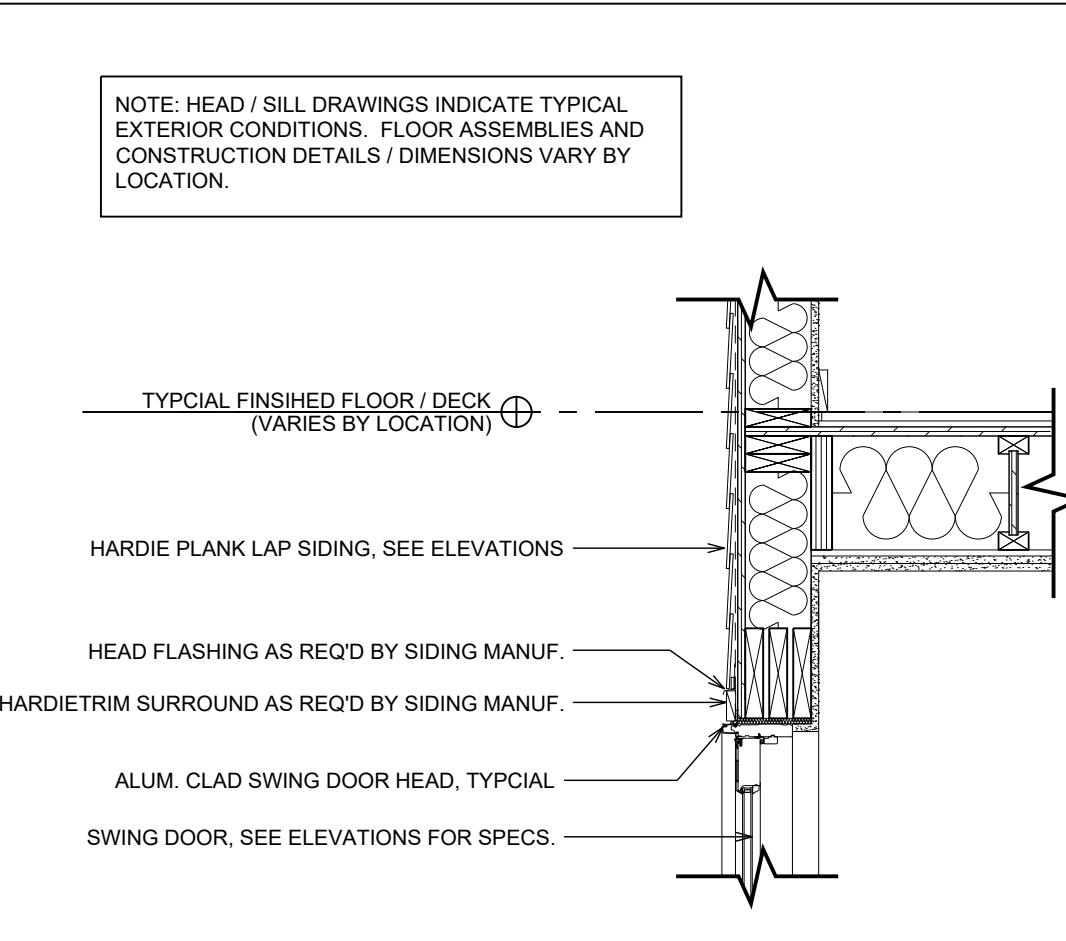
6 WINDOW HEAD AND SILL - TYPE 1

SCALE: 3/4" = 1'-0"



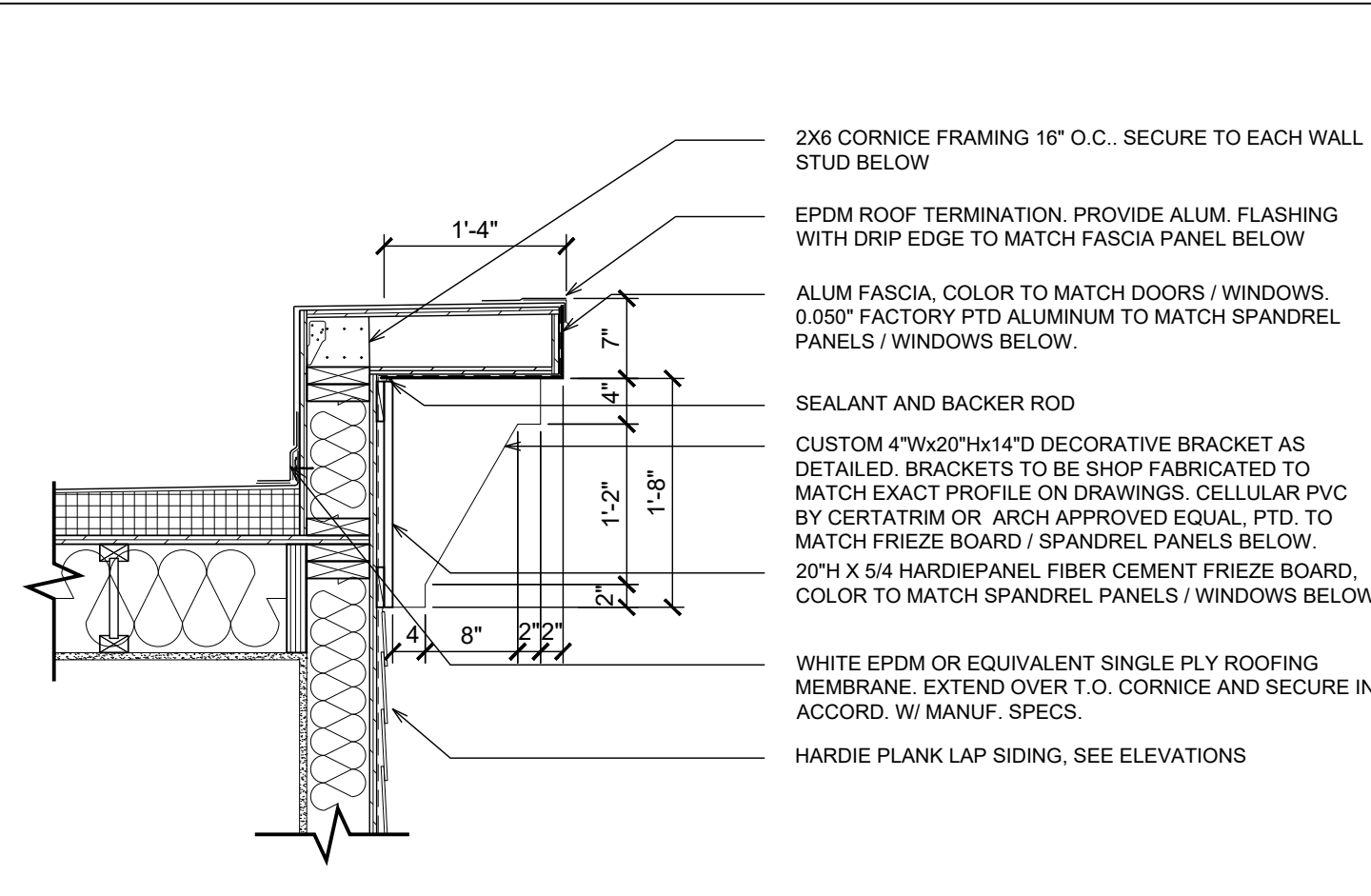
7 WINDOW HEAD AND SILL - TYPE 2

SCALE: 3/4" = 1'-0"



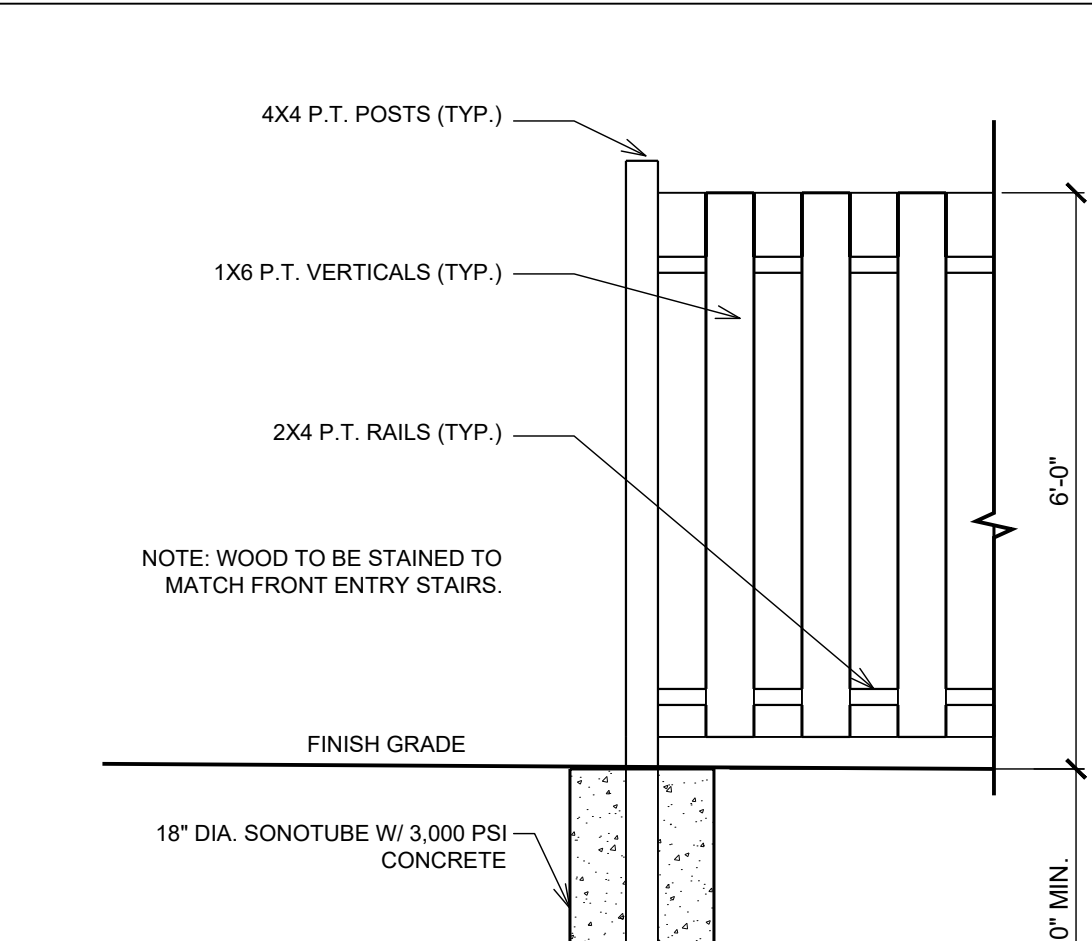
8 DOOR HEAD - TYPE 3

SCALE: 3/4" = 1'-0"



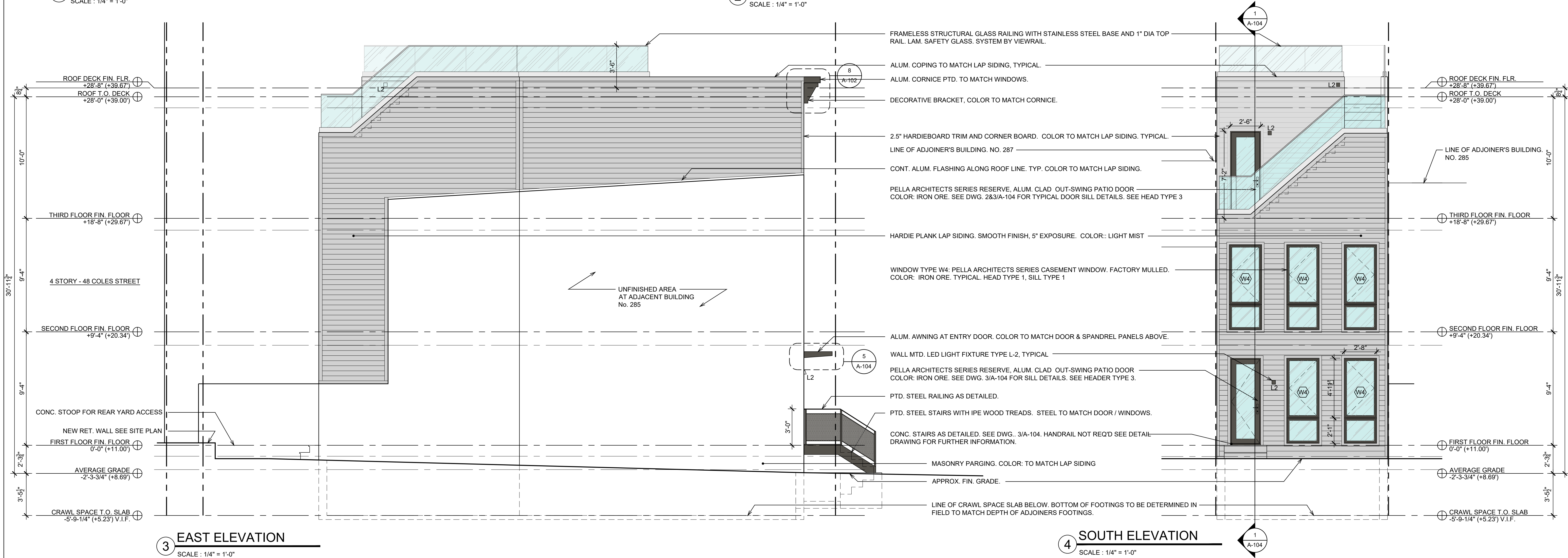
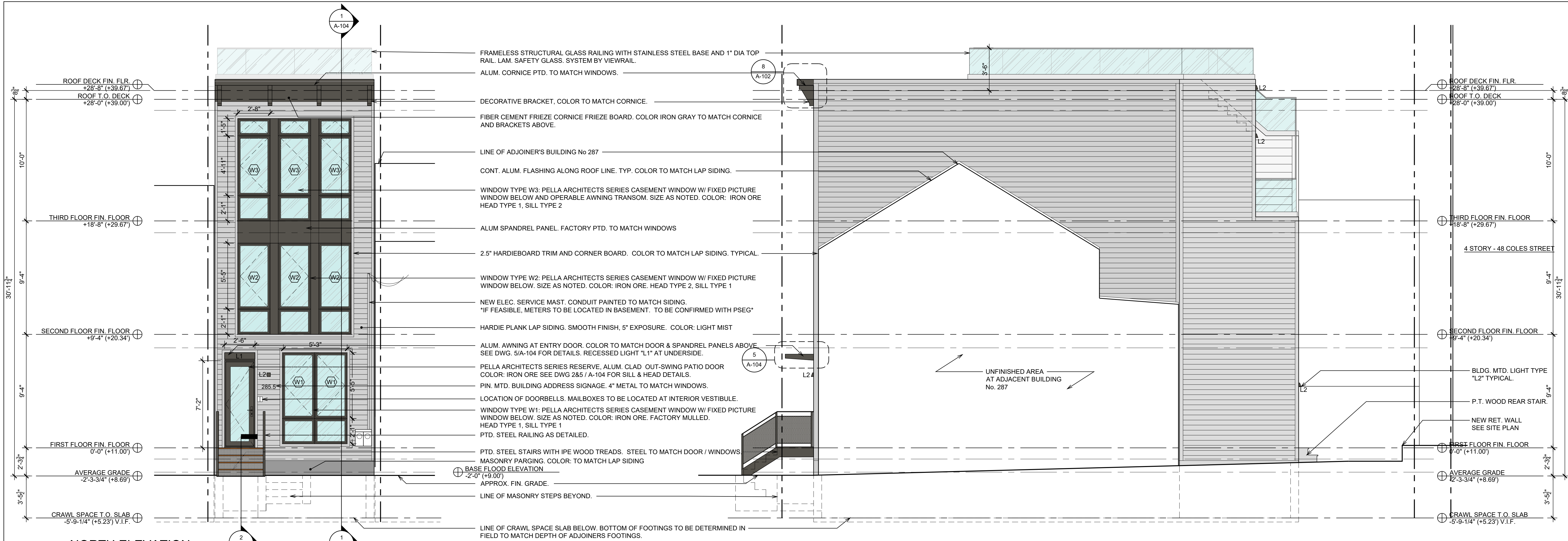
8 FRONT FACADE CORNICE AND BRACKET

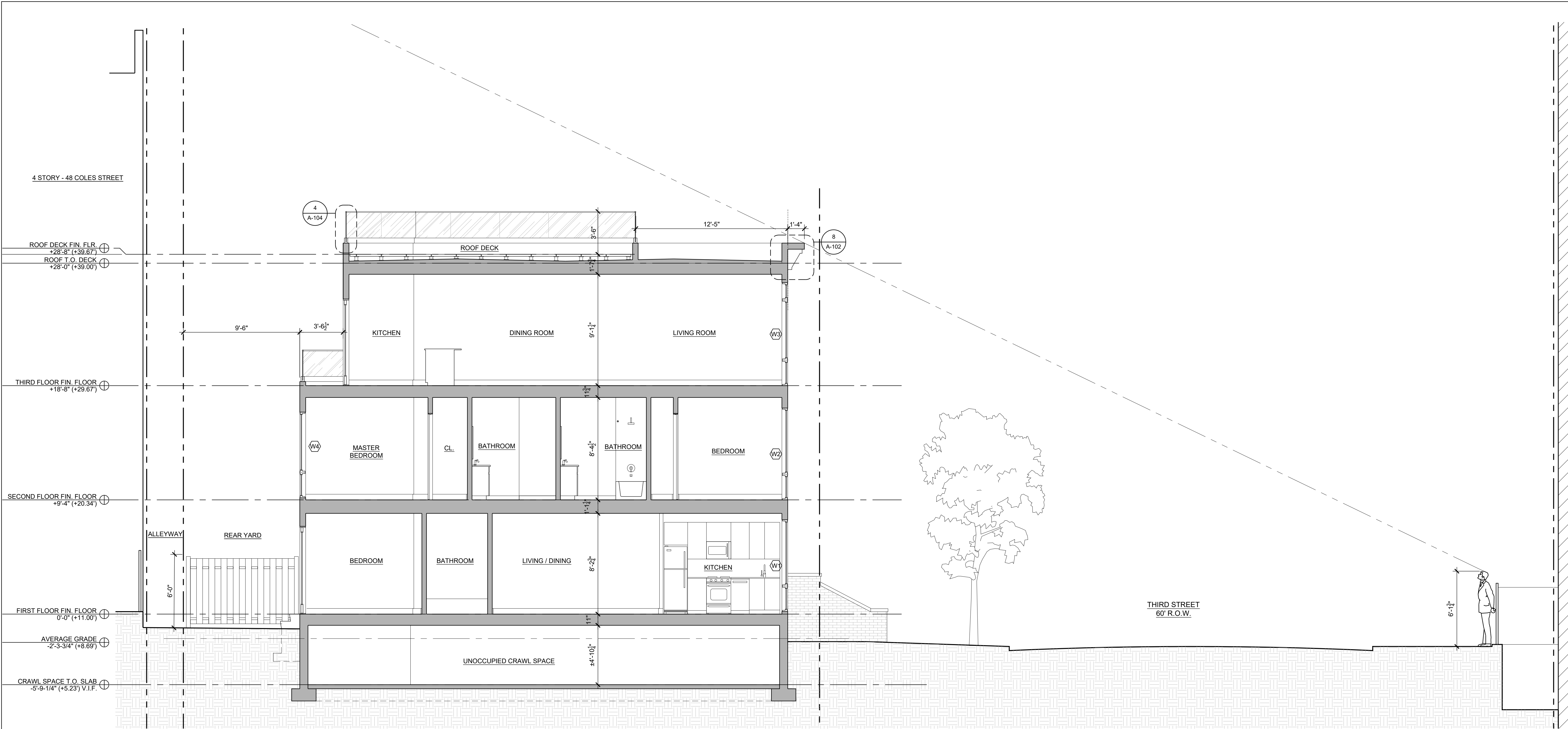
SCALE: 3/4" = 1'-0"



9 REAR FENCE

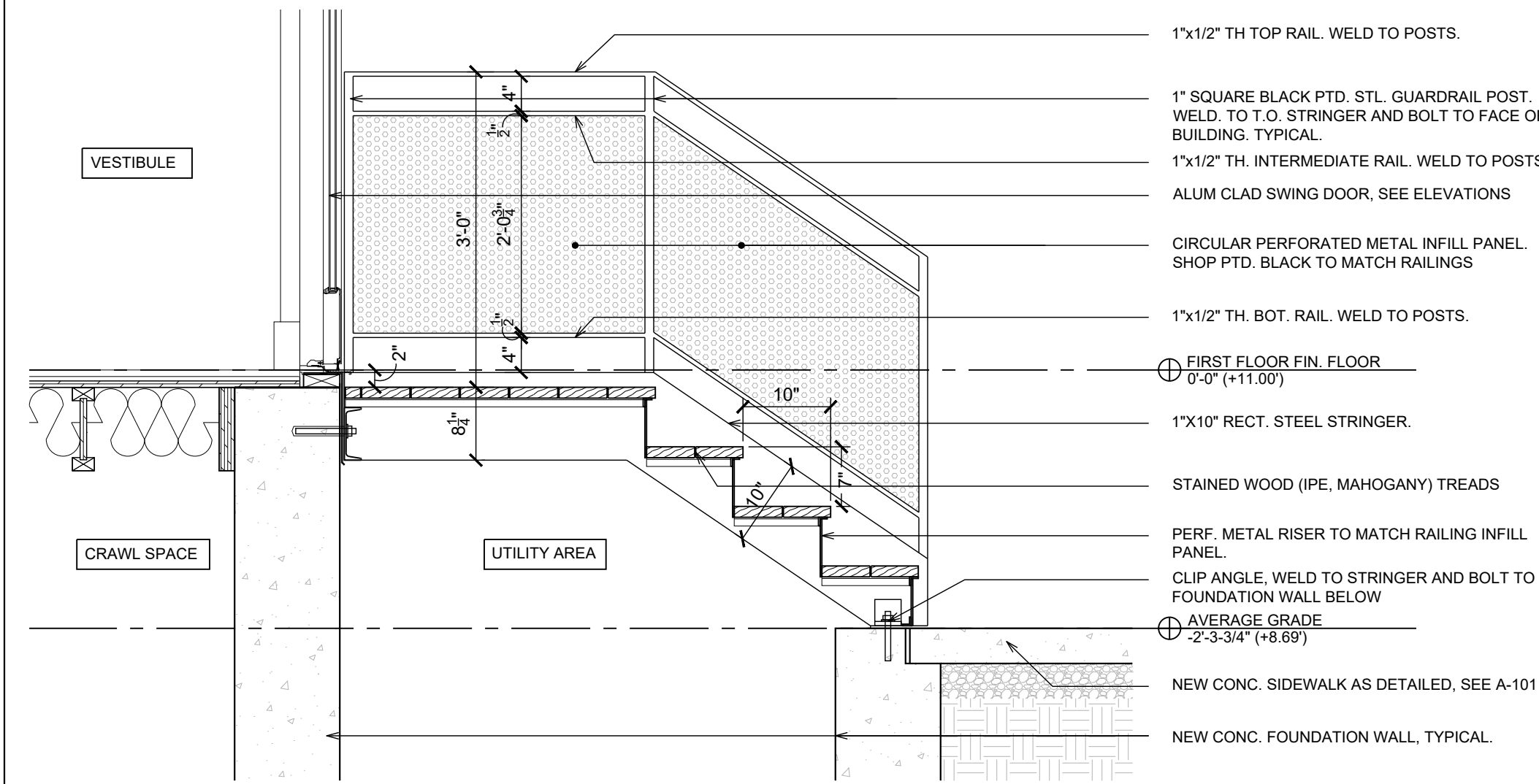
SCALE: 1/2" = 1'-0"





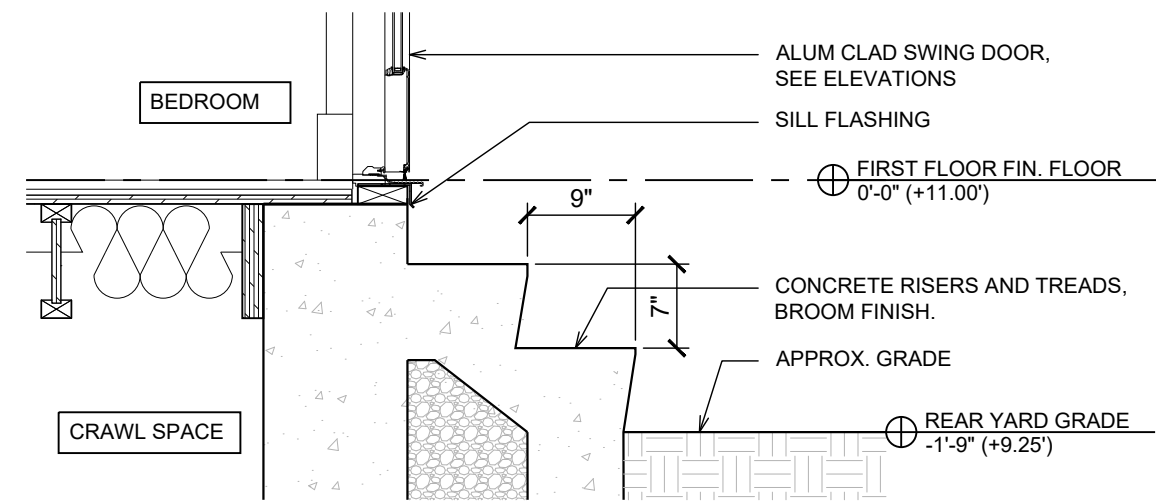
1 BUILDING SECTION - SIGHT LINE DIAGRAM

SCALE : 1/4" = 1'-0"



2 FRONT ENTRY STAIR AND RAILING

SCALE : 3/4" = 1'-0"

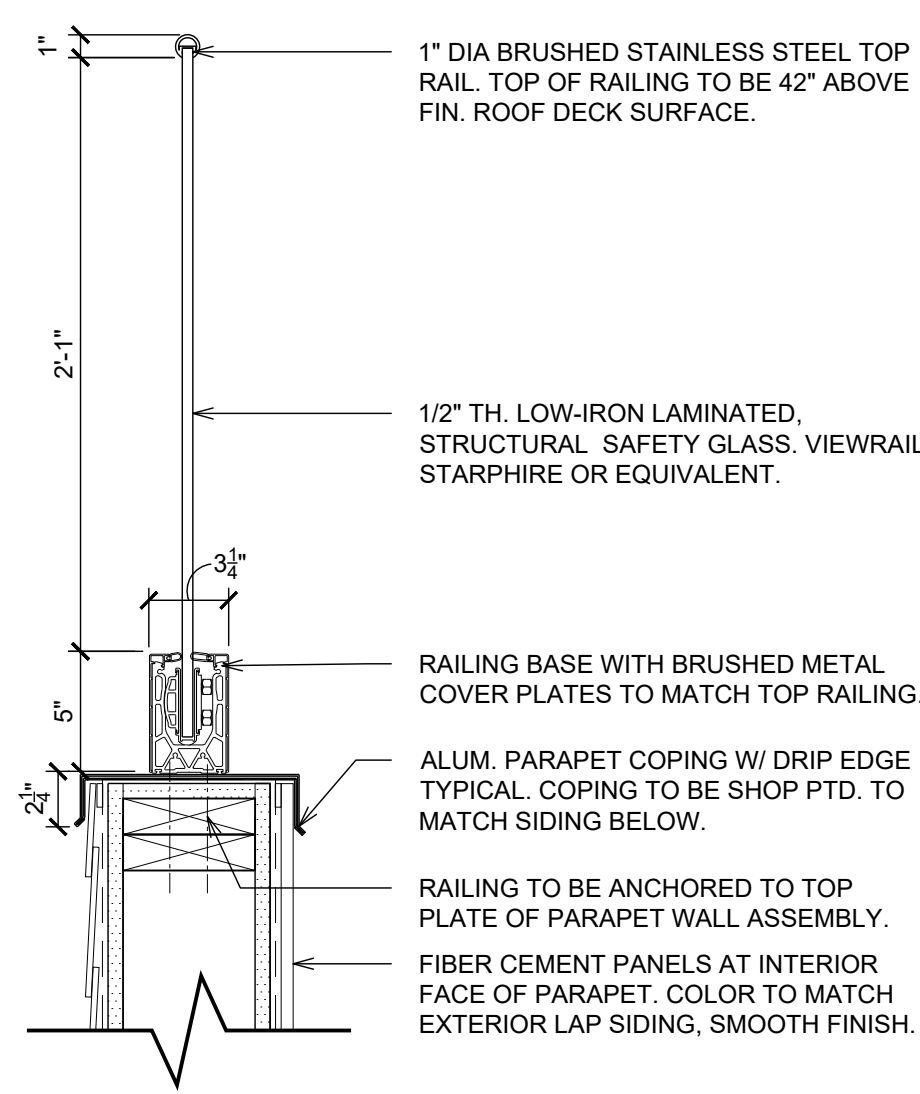


3 REAR YARD STAIR

SCALE : 3/4" = 1'-0"

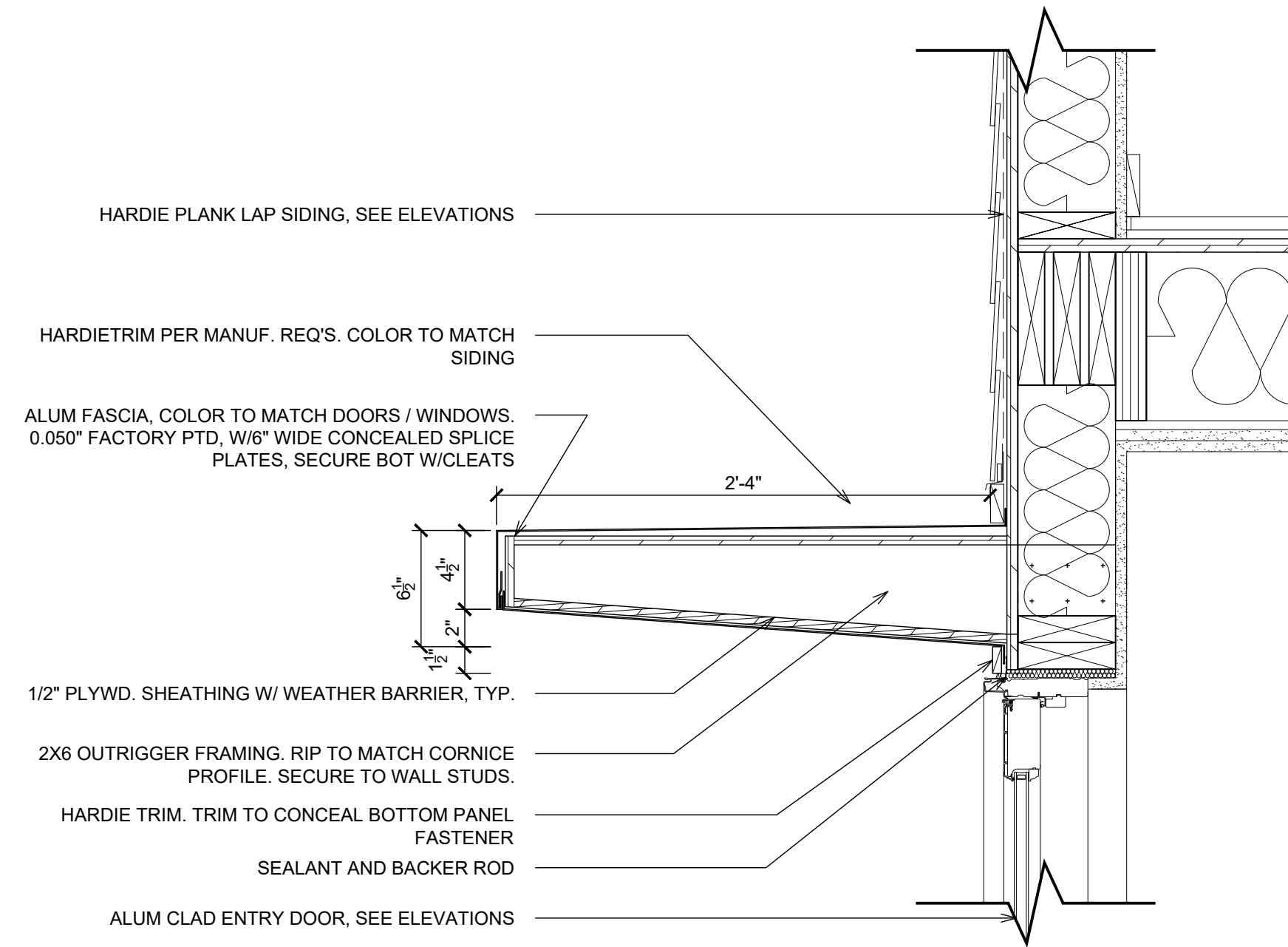


VIEWRAIL GLASS RAIL BASE SYSTEM (ROOF)



4 TYP. ROOF DECK / REAR STAIR RAILING

SCALE : 1" = 1'-0"



5 FRONT DOOR CANOPY

SCALE : 1" = 1'-0"



1 RENDERING - VIEW EAST
SCALE : NOT TO SCALE



2 RENDERING - VIEW WEST
SCALE : NOT TO SCALE

Weckenmann
Architecture, LLC
PO BOX 1024
Maplewood, NJ 07040
(t) 973.220.7575
(e) Will@WeckArch.com
(w) www.WeckArch.com

© WECKENMANN ARCHITECTURE, LLC. ALL RIGHTS
RESERVED. THIS DRAWING OR DOCUMENT AND
INFORMATION SET FORTH HEREIN ARE THE
PROPERTY OF WECKENMANN ARCHITECTURE, LLC
AND SHALL NOT BE USED OR DISCLOSED EXCEPT IN
ACCORDANCE WITH WRITTEN PERMISSION.

William J Weckenmann, RA

Will

NJ LIC.: 21AIO2029300
NY LIC.: 038403

PROJECT NO.: 18025

PROPOSED TWO-FAMILY
DWELLING
285.5 3RD STREET
JERSEY CITY, HUDSON
COUNTY, NJ
BLOCK: 11108 | LOT: 6

ISSUE::		
No.:	DATE:	NOTES:
01	4.11.19	HPO REVIEW
02	3.1.20	HPC SET

REVISION:		
No.:	DATE:	NOTES:

CONSULTANTS:

SHEET TITLE:
RENDERINGS

SHEET NUMBER:

A-105

SCALE: AS SHOWN
6 OF 7



Weckenmann
Architecture, LLC

PO BOX 1024
Maplewood, NJ 07040
(t) 973.220.7575
(e) Will@WeckArch.com
(w) www.WeckArch.com

© WECKENMANN ARCHITECTURE, LLC. ALL RIGHTS RESERVED. THIS DRAWING OR DOCUMENT AND INFORMATION SET FORTH HEREIN ARE THE PROPERTY OF WECKENMANN ARCHITECTURE, LLC AND SHALL NOT BE USED OR DISCLOSED EXCEPT IN ACCORDANCE WITH WRITTEN PERMISSION.

William J Weckenmann, RA



NJ LIC.: 21AIO2029300
NY LIC.: 038403

PROJECT NO.: 18025

PROPOSED TWO-FAMILY
DWELLING

285.5 3RD STREET
JERSEY CITY, HUDSON
COUNTY, NJ
BLOCK: 11108 | LOT: 6

SSUE::

No.:	DATE:	NOTES:
01	4.11.19	HPO REVEIW
02	3.1.20	HPC SET

REVISION:

No.: DATE: NOTES:

CONSULTANTS:

SHEET TITLE:

BLOCK PHOTOS

SHEET NUMBER:

A-106

7 OF 7

